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HARRISONS REEVE

8 Burnham Walk

• Rainham

Price: Offers In Excess Of £280,000







8, Burnham Walk, , ME8 8SJ
Offers In Excess Of £280,000

- ANOTHER SALE AGREED BY HARRISONS REEVE (SSTC)
- 3 BEDROOM MID TERRACE HOUSE
- DIRECT ACCESS TO GARAGE FROM REAR GARDEN
- NEWLY INSTALLED BOILER
- SPACIOUS ACCOMMODATION; WELL MAINTAINED
- LOUNGE/DINER AND SEPARATE KITCHEN
- CONVENIENT LOCATION FOR M2
- EPC RATING "D" MEDWAY COUNCIL TAX BAND "C"
- POPULAR RESIDENTIAL LOCATION, LOCATED ON A WALKWAY POSITION

ANOTHER SALE AGREED BY HARRISONS REEVE

Welcome to this charming terraced house located on Burnham Walk in the desirable area of Rainham. This delightful property, built in 1974, offers a comfortable living space of 818 square feet, making it an ideal home for families or those seeking a bit more room to breathe.

As you enter, you are greeted by a well-proportioned reception room, perfect for relaxing or entertaining guests. The house boasts three spacious bedrooms, providing ample space for family members or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this property is the newly installed boiler, which promises efficient heating and hot water, adding to the overall comfort of the home. Additionally, there is parking available for one vehicle, a valuable asset in this bustling area.

The location of Burnham Walk is particularly appealing, with easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. This property presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-maintained home.

In summary, this terraced house on Burnham Walk is a fantastic option for anyone seeking a blend of comfort, convenience, and modern living. Do not miss the chance to make this lovely property your new home.

Entrance Hall
Double glazed entrance door, stair case to first floor, radiator.

Kitchen
10'9" x 10'0" (3.29m x 3.05m)
Double glazed window to front, radiator. Fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and gas hob. Space and plumbing for washing machine. Inset stainless steel sink unit with side drainer and mixer tap.

Lounge Diner
17'2" x 13'1" (5.24m x 4.00)
Double glazed French doors to rear garden, double glazed window to rear. Radiator.

Landing
Access to loft space,

Bedroom 1
13'4" max x 8'5" exc door recess (4.08m max x 2.58m exc door recess)
Double glazed window to rear, radiator.

Bedroom 2
10'11" x 10'0" (3.35m x 3.07m)
Double glazed window to front, radiator.

Bedroom 3
8'5" x 8'3" (2.59m x 2.52m)
Double glazed window to rear, radiator.

Bathroom
Frosted double glazed window to front. White 3 piece suite comprising panelled bath with mains fed wall mounted shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

Rear Garden
Approx. 20' in depth, mainly laid to artificial lawn and a paved patio. Fenced to boundaries. Courtesy door to garage.

Garage
Located en-bloc. Metal up and over door.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

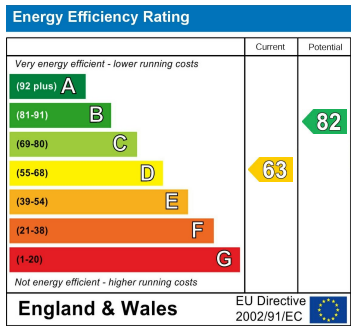
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

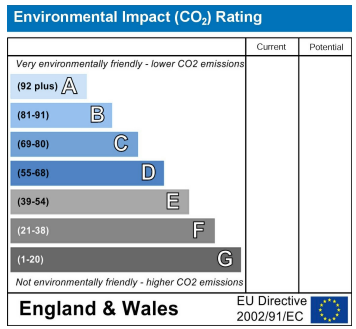












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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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