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17 Burrstock Way

• Rainham

Price: Price Range £350,000





17, Burrstock Way, , ME8 8TS

Price Range £350,000

- 3 BEDROOM DETACHED HOME IN SOUGHT AFTER RAINHAM LOCATION
- PRICE RANGE £350,000 TO £375,000
- DETACHED GARAGE AND OFF ROAD PARKING
- BEDROOM 1 WITH EN-SUITE SHOWER ROOM
- PRESENTED FOR SALE IN GOOD INTERNAL CONDITION
- GOOD ACCESS TO LOCAL ROADS, AMENITIES AND SCHOOLS
- EPC RATING "C"; MEDWAY COUNCIL TAX BAND "D"
- SECLUDED REAR GARDEN OF APPROX. 35' IN DEPTH
- APPROX. 798 SQ FT LIVING ACCOMMODATION
- 2 RECEPTION ROOMS, KITCHEN, CONSERVATORY & WC TO GROUND FLOOR

Nestled in the charming area of Burrstock Way, Rainham, this delightful property offers a perfect blend of comfort and convenience. With two spacious reception rooms, there is ample space for both relaxation and entertaining guests. The well-proportioned three bedrooms provide a peaceful retreat for family members or guests alike, ensuring everyone has their own space.

The property features a well-appointed bathroom, designed to meet all your daily needs. The layout of the home is both practical and inviting, making it an ideal choice for families or those looking to settle in a friendly community.

Rainham is known for its excellent local amenities, including shops, schools, and parks, all within easy reach. The area boasts good transport links, making it simple to commute to nearby towns and cities.

This property presents a wonderful opportunity for anyone seeking a comfortable home in a desirable location. Whether you are a first-time buyer or looking to invest, Burrstock Way is a place where you can truly make lasting memories. Do not miss the chance to view this lovely home and envision your future here.

#### Entrance Hall

#### WC

#### Lounge

12'11" exc bay x 10'10" (3.96m exc bay x 3.31m)



#### Dining Room

9'5" x 7'6" (2.88m x 2.30m)

#### Kitchen

8'8" x 7'1" (2.66m x 2.18m)

#### Conservatory

9'1" x 7'7" (2.78m x 2.32m)

#### Landing

#### Bedroom 1

9'6" x 9'0" (2.90m x 2.75m)

#### En-Suite Shower Room

#### Bedroom 2

9'6" x 6'6" (2.9m x 2.0m)

#### Bedroom 3

8'9" max x 8'5" max (2.68m max x 2.59m max)

#### Bathroom

#### Exterior

#### Rear Garden

Approx. 35' in depth mainly laid to lawn and a paved patio area.

#### Garage

#### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



#### 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 and the photographs may have been enhanced using photo editing software.

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

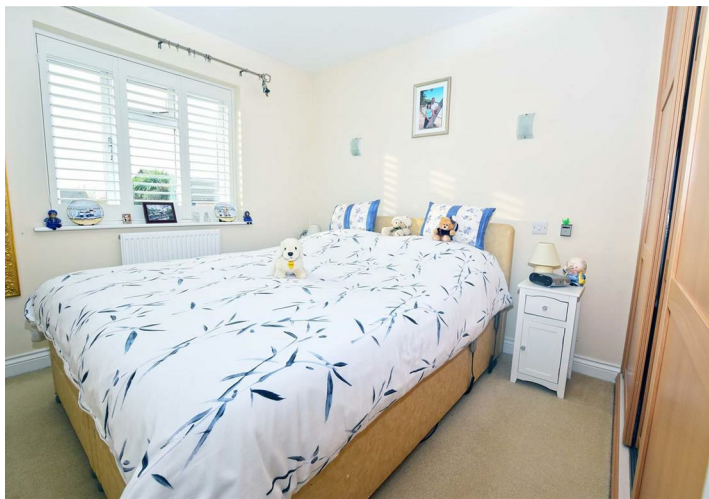
#### Member agent

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

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



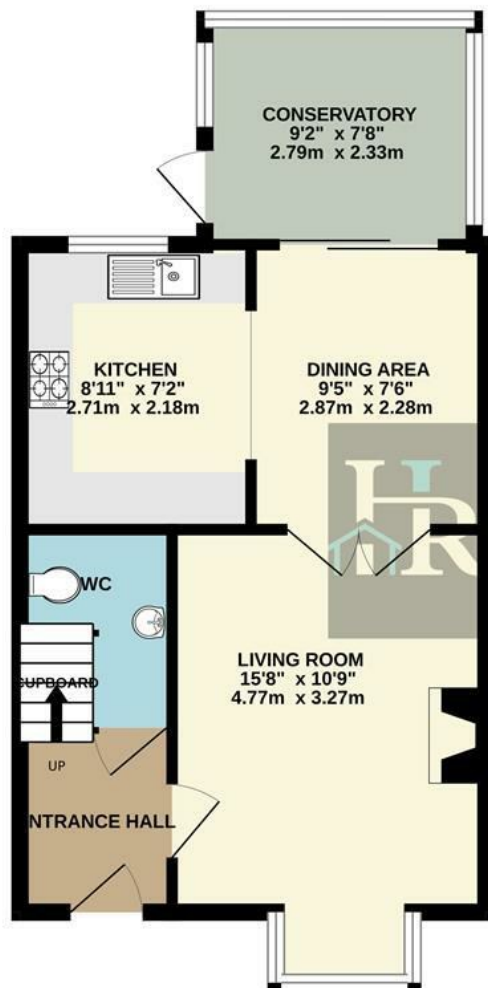


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

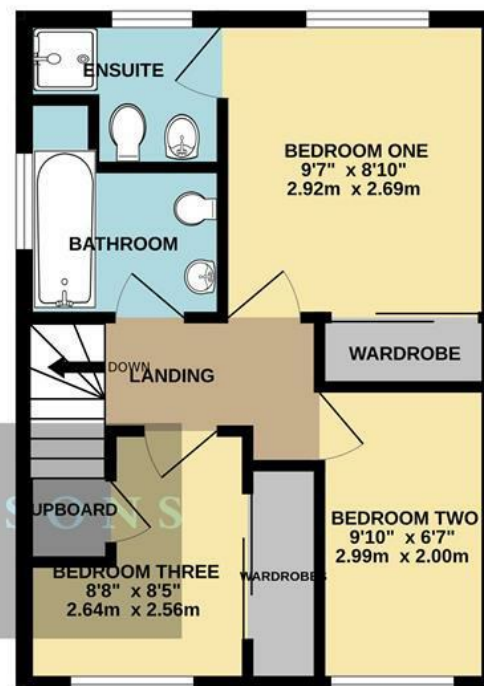
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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