



Bramling Way

Gillingham | ME8 8FF



REAL ESTATE

ESTATE AGENCY · REDEFINED

Bramling Way

Rainham, Gillingham, ME8 8FF

Guide Price £500,000 - £525,000

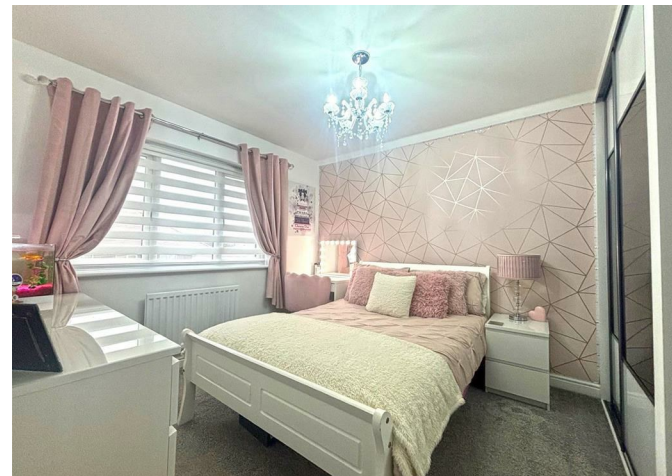
We are pleased to present this exceptionally well-maintained four-bedroom detached property, located within a highly sought-after development. Built just six years ago, the home offers a harmonious blend of contemporary design, high-quality finishes, and functional living spaces, making it an ideal choice for discerning buyers.

The ground floor features an expansive, modern kitchen/diner, thoughtfully designed to accommodate both everyday living and entertaining. The well-appointed kitchen boasts sleek cabinetry, integrated appliances, and

- Four Bedrooms
- Modern Kitchen/Diner
- Cloakroom/WC
- Driveway & Garage
- Master Bedroom With En Suite
- Bright And Inviting Living Room
- Low Maintenance Rear Garden
- Sought After Modern Development



Guide Price £500,000



Entrance Hall

Living Room

14'7 x 11'5 (4.45m x 3.48m)

Kitchen/Diner

19'7 x 14'8 (5.97m x 4.47m)

Cloakroom/WC

7'1 x 3'5 (2.16m x 1.04m)

Bedroom

12'7 x 10'9 (3.84m x 3.28m)

En Suite

7'5 x 4'6 (2.26m x 1.37m)

Bedroom

11'11 x 9'10 (3.63m x 3.00m)

Bedroom

9'5 x 7'9 (2.87m x 2.36m)

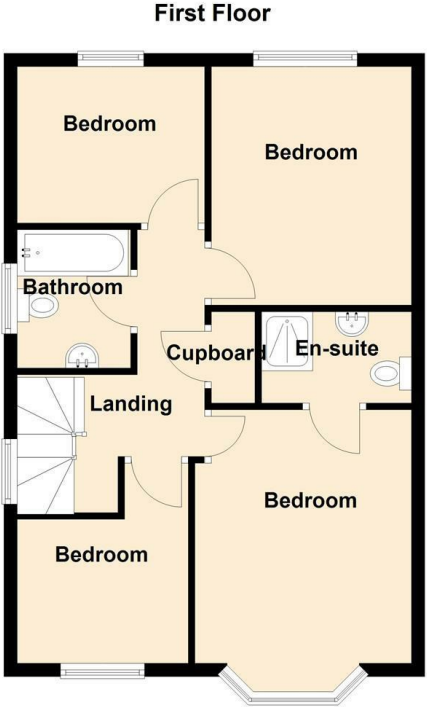
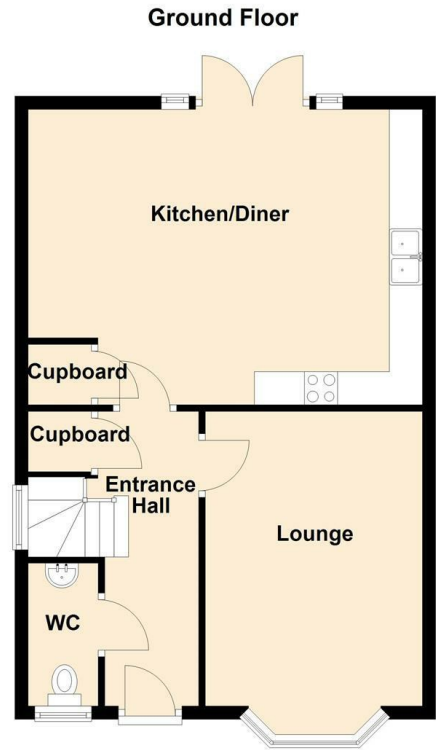
Bedroom

9'11 x 8'6 (3.02m x 2.59m)

Family Bathroom

6'10 x 5'8 (2.08m x 1.73m)





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.