# POLLARD ESTATES INDEPENDENT ESTATE AGENT



# 6 Idenwood Close

Rainham, ME8 9NS

# Guide price £425,000









PRICE GUIDE £425,000 TO £450,000. A spacious family home offering a versatile and flexible configuration to suit multiple family requirements. The accommodation downstairs offers a useful utility room, WC, modern kitchen, dining room and generous sized lounge. Upstairs comprises of four well proportioned bedrooms and a white bathroom suite. Externally, the imprinted concrete driveway provides parking for several cars, leading to a garage. The landscaped and low maintenance rear garden is an ideal space for entertaining family and friends. Idenwood Close is located in a quiet cul-de-sac yet close to numerous schools, Parkwood Shopping Precinct and within a short drive to Hempstead Valley Shopping Centre.

Motorway access is also easily accessible.

Rainham and Gillingham provide ample open space and recreational facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard Centre, and Great Lines Heritage Park. This abundance of amenities caters to diverse interests and lifestyles.



#### **Entrance Door**

#### Hallway

# **Utility Room**

7'7 x 4'1 (2.31m x 1.24m)

#### WC

5'4 x 4'5 (1.63m x 1.35m)

#### Kitchen

9'0 x 8'6 (2.74m x 2.59m)

# **Dining Room**

9'9 x 8'6 (2.97m x 2.59m)

#### Lounge

19'3 x 12'0 max (5.87m x 3.66m max)

## Stairs Up From Hallway

#### Landing

#### Bedroom 1

12'2 x 10'2 (3.71m x 3.10m)

#### **Bedroom 2**

12'2 x 9'8 (3.71m x 2.95m)

#### **Bedroom 3**

10'2 x 8'9 (3.10m x 2.67m)

#### Bedroom 4

9'1 x 8'9 (2.77m x 2.67m)

#### **Bathroom**

6'7 x 5'5 (2.01m x 1.65m)

### **Driveway**

#### Garage

16'7 x 12'5 (5.05m x 3.78m)

#### Garden

approx 33' x 27' (approx 10.06m x 8.23m)

# **Important Notice -**

Pollard Estates, 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 Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

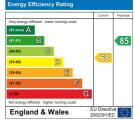
# Area Map

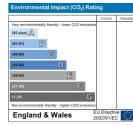


#### Floor Plans



# **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



