



## 25 BRIGHTS AVENUE RAINHAM, RM13 9NW

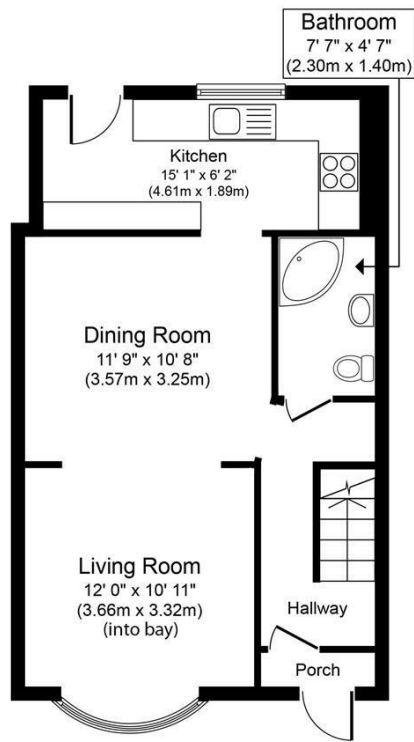
£390,000  
FREEHOLD

GUIDE PRICE £390,000 - £410,000. A charming three bedroom house situated in the heart of Rainham. This family home has been decorated impeccably with small details that will change your way of living, from a bright and airy through lounge leading to an extended kitchen. The bathroom downstairs has a beautiful and spacious bathtub, creating that perfect bathroom for your family. Moving on to the first floor, you have three good sized bedrooms with the master bedroom having the added benefit of an en-suite.

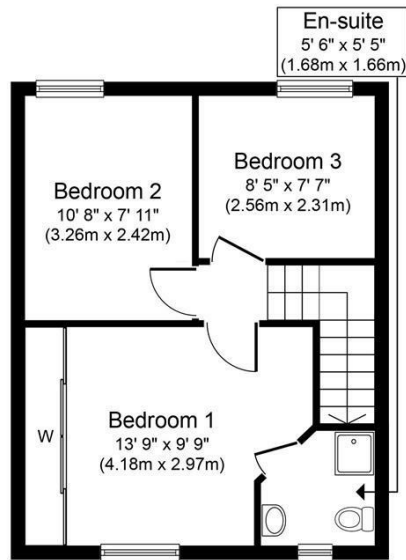
The property offers off-street parking and a beautifully maintained garden to host your guest. The garden also benefits from having an outhouse ready to be used as an office or a gym.

The property is situated close to good schools, local green spaces and Rainham station is within walking distance, making it easy for you to get into the city.

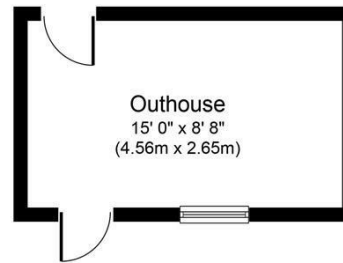
**BELLS**  
ESTATE AGENT



**Ground Floor**  
Approximate Floor Area  
467 sq. ft.  
(43.4 sq. m.)



**First Floor**  
Approximate Floor Area  
355 sq. ft.  
(33.0 sq. m.)



**Outbuilding**  
Approximate Floor Area  
133 sq. ft.  
(12.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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