

Ford Close, Rainham, RM13 7AU



welcome to

Ford Close, Rainham

This is an exceptional three bedroom extended family home located in a quiet close, boasting a good sized lounge, spacious kitchen diner, modern bathroom and driveway parking, as well as a stunning garden with brick built out house for a bar, gym or office, Close to school and amenities













Lounge

17' 4" Max x 14' 9" Into Bay (5.28m Max x 4.50m Into Bay)

Kitchen/Diner

20' 7" Max x 16' 8" (6.27m Max x 5.08m)

Bedroom One

14' 6" x 10' 7" (4.42m x 3.23m)

Bedroom Two

11' \times 10' 8" Into Wardrobes ($3.35m \times 3.25m$ Into Wardrobes)

Bedroom Three

7' 10" x 6' 5" (2.39m x 1.96m)

Loft Space

11' 7" x 10' 1" (3.53m x 3.07m)

Outbuilding

17' 6" x 17' 3" (5.33m x 5.26m)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No lability is taken for any error, omission or missioner must rely upon its own inspection(s). Powered by www.focalagent.com





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- **Driveway Parking**
- Very Well Presented Throughout
- Large Lounge
- Modern Open Plan Kitchen Diner
- Beautiful Garden

Tenure: Freehold EPC Rating: D

guide price

£525,000







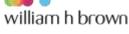
Playing Field The Brittons Academy Ford Ln Coogle Map data @2024 Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RHM102688



Property Ref: RHM102688 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01708 559080



rainham@williamhbrown.co.uk



82 Rainham Road, RAINHAM, Essex, RM13 7RJ



William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

williamhbrown.co.uk