



Castle Avenue, RAINHAM, RM13 7TD

welcome to

Castle Avenue, RAINHAM

Modernised three/four bedroom family home with two bathrooms and driveway parking, situated in a quiet street. Stylish, spacious and close to schools, local parks and transport, perfect for family living!





Ground Floor



First Floor

Reception1

12' 2" x 9' 7" (3.71m x 2.92m)

Reception 2 / Bedroom Four

9' 11" x 8' 8" (3.02m x 2.64m)

Kitchen / Diner

14' 7" x 9' 2" (4.45m x 2.79m)

Bedroom One

12' 8" Into Bay x 10' 6" (3.86m Into Bay x 3.20m)

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom Three

6' 7" x 6' (2.01m x 1.83m)

Wet Room

8' 3" x 6' 8" (2.51m x 2.03m)

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 liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Castle Avenue, RAINHAM

- Recently Renovated to a High Standard
- Modern Kitchen with Open Plan Lounge
- Ground Floor Bedroom and Wet Room
- Adjustments Have Been Made For Disability
- Low Maintenance Garden with Rear Access

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£450,000 to £475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RHM102736



Property Ref:
RHM102736 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 **william h brown** incorporating Porter Glenny



01708 559080



rainham@williamhbrown.co.uk



82 Rainham Road, RAINHAM, Essex, RM13 7RJ



williamhbrown.co.uk