



**Newtons Close, Rainham, RM13 7AX**



**welcome to**

**Newtons Close, Rainham**

Chain Free-Spacious five-bedroom end-of-terrace home in a popular Rainham location, offering a private rear garden with and a large ancillary outbuilding with shower and toilet facilities, this property is Ideal for families looking for a flexible accommodation.

Book your viewing today!

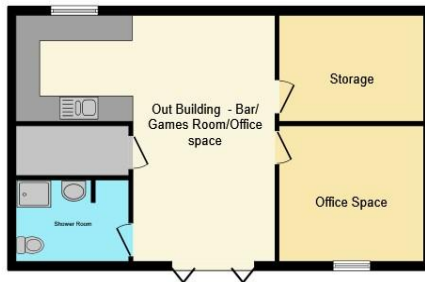




**Ground Floor**



**First Floor**



**Out Building**



## Entrance Porch

## Sitting Room

11' 10" x 13' 6" Into Bay ( 3.61m x 4.11m Into Bay )

## Kitchen

16' 9" x 10' 3" ( 5.11m x 3.12m )

## Dining Area

10' 5" x 7' 1" ( 3.17m x 2.16m )

## Bedroom One

13' 8" x 10' 6" ( 4.17m x 3.20m )

## Bedroom Two

6' 5" x 8' 7" ( 1.96m x 2.62m )

## Bedroom Three

11' 11" x 9' 11" ( 3.63m x 3.02m )

## Bedroom Four

9' 2" x 7' 8" ( 2.79m x 2.34m )

## Bedroom Five

10' 7" x 7' 11" ( 3.23m x 2.41m )

## Bathroom

6' 9" x 7' 4" ( 2.06m x 2.24m )

## Living Room

12' 3" Into Bay x 13' 9" Into Recess ( 3.73m Into Bay x 4.19m Into Recess )

## Utility Room

16' 9" x 10' 3" narrowing to 7' ( 5.11m x 3.12m narrowing to 2.13m )

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](http://www.focalagent.com)

welcome to

## Newtons Close, Rainham

- Five Spacious Bedrooms
- Spacious Out Building with Bar/Games Room and Office Space
- Private Rear Garden
- End-of-Terrace
- Prime Location in the Heart of Rainham

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

**£600,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RHM102656](https://williamhbrown.co.uk/Property/RHM102656)



Property Ref:  
RHM102656 - 0015

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.

William H Brown Corp 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.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01708 559080**



[rainham@williamhbrown.co.uk](mailto:rainham@williamhbrown.co.uk)



82 Rainham Road, RAINHAM, Essex, RM13 7RJ



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**