POLLARD ESTATES
INDEPENDENT ESTATE AGENT

18 Brick Kiln Lane

Rainham, ME8 8FR

Guide price £400,000

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PRICE GUIDE £400,000 to £425,000. Enjoy the best of modern living in this popular three-bedroom, Persimmons built home which benefits from a stylish open-plan fitted kitchen/diner, with French doors leading into the low maintenance garden. The Hatfield's bright front-aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, the generous sized master bedroom has an en-suite and there's a good-sized family bathroom, further storage and two additional bedrooms which can both accommodate a double bed. This fine family home has a healthy remaining NHBC new build certificate, providing peace of mind. An ample amount of parking for all the family is offered via a useful car port, and driveway. In our opinion, and rare for new build developments, this lovely property sits on an enviable plot, boasting both seclusion and privacy from the front and rear aspects. An EV car charging point is conveniently located very close to the front of the property. The rear garden is considered a manageable, yet practical size for entertaining or for children to play. The added bonus of side access and concealed electrical sockets enhance every day living convenience. Location is ideal with Rainham Station and shops a short distance away and numerous schools, both secondary and primary, also within easy reach. AGENTS NOTE: The vendor advises he currently pays an annual maintenance payment of approx. £130 for the communal areas etc (To be verified by your solicitor).

Entrance Door

Hallway

Storage Cupboard

Living Room
12'10 x 12'2 (3.91m x 3.71m)

WC
5'4 x 3'1 (1.63m x 0.94m)

Kitchen/Diner
18'2 x 9'4 (5.54m x 2.84m)

Utility Room
7'6 x 5'4 (2.29m x 1.63m)

Stairs Up From Hallway

Landing

Storage Cupboard

Bedroom 1
12'1 x 10'8 (3.68m x 3.25m)

En-Suite
5'10 x 5'8 (1.78m x 1.73m)

Bedroom 2
9'6 x 9'5 (2.90m x 2.87m)

Bedroom 3
9'5 x 8'3 (2.87m x 2.51m)

Bathroom
6'8 x 5'6 (2.03m x 1.68m)

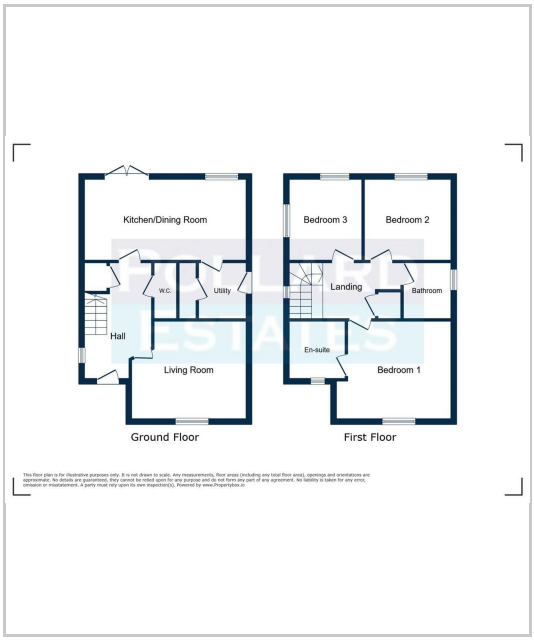
Garden

Car Port & Driveway For Several Cars

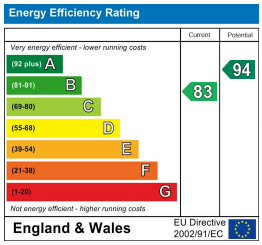
Important Notice -
Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.
No representation or warranty is given, and no employee has authority to do so.
Measurements, photographs and plans are approximate and for illustrative purposes only.
It should not be assumed that the property has all necessary planning, building regulation or other consents.
Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.
Any changes to charges or terms should be confirmed independently.
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.
Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

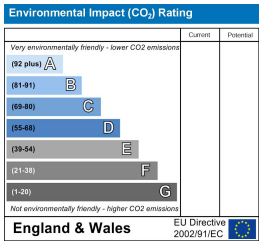
Area Map

Floor Plans



Energy Efficiency Graph





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