



## 25 Caldew Avenue

Rainham, ME8 6TP

Offers in excess of £300,000



A well-presented three bedroom mid-terrace town house set in a quiet cul-de-sac within the ever-popular Caldew Avenue, offering a practical layout arranged over three floors and ideal for modern family living. The ground floor features a contemporary kitchen with breakfast bar and direct access to the rear garden via French style doors, while part of the original garage has been thoughtfully converted to create a versatile study/playroom, with the remaining section still providing useful storage for bikes and household items.

The first floor offers a bright lounge, a family bathroom and the third bedroom, with the top floor providing two further well-proportioned bedrooms, giving the home a flexible and balanced layout. Improvements by the current vendor include installing windows and tastefully decorating. Externally, the property benefits from off-road parking to the front, while the rear garden is designed for low maintenance and includes rear access, making it practical for everyday use.

Situated close to local amenities, schools and transport links, and tucked away in a cul-de-sac position, this well-kept home presents an excellent opportunity for buyers seeking convenience and comfort in a popular residential setting. This is a property that deserves to be viewed to appreciate the space and versatility on offer!



Door to

Hallway

Study/Playroom (Rear Garage Partition)

10'9 x 7'6 (3.28m x 2.29m)

Kitchen/Breakfast Room

11'3 x 11'1 (3.43m x 3.38m)

Stairs to First Floor Landing

Lounge

15'2 to 10'2 x 11'1 (4.62m to 3.10m x 3.38m)

Bedroom 3

11'4 x 6'5 (3.45m x 1.96m)

Bathroom

8'5 x 4'5 (2.57m x 1.35m)

Stairs to Second Floor Landing

Bedroom 1

10'5 x 11'3 (3.18m x 3.43m)

Bedroom 2

10'2 x 11'1 (3.10m x 3.38m)

Garden

Driveway

Garage (Front Storage & Rear Study/Playroom)

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It should not be assumed that the property has all necessary planning, building regulation or other consents.

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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.

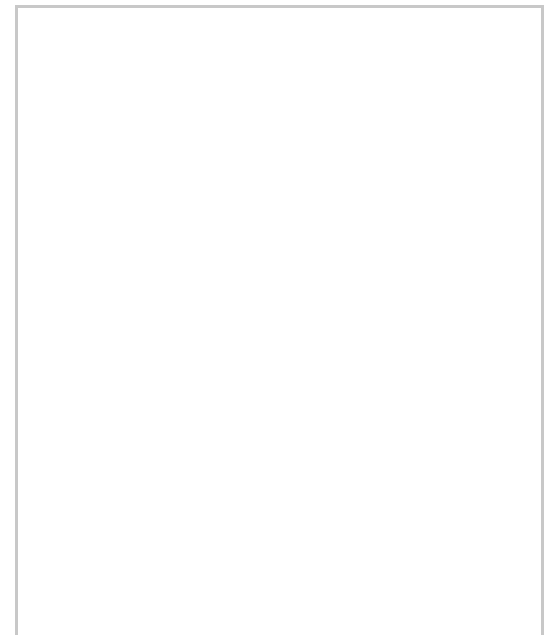
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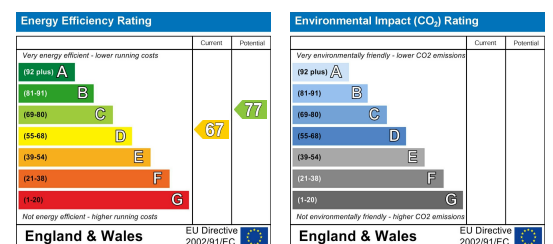
### Area Map



### Floor Plans



### Energy Efficiency Graph



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