



6 Cranford Close

Rainham, ME8 7HD

Offers in excess of £535,000



Set within an attractive modern cul-de-sac just moments from Cozenton Park, this beautifully maintained four-bedroom link-detached home offers a refined blend of comfort, space and contemporary living. Built around 14 years ago and presented in immaculate condition, this attractive property has been thoughtfully arranged to create a light, airy and welcoming environment throughout.

A generous entrance hall sets the tone, leading into a bright lounge overlooking the impeccably maintained garden. The separate dining room provides an ideal setting for family meals or entertaining, while the stylish kitchen/breakfast room forms the heart of this fine home. A dedicated office adds valuable flexibility for home working, complemented by a convenient ground-floor WC.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The main bedroom enjoys its own en-suite, creating a private retreat, while the remaining rooms offer excellent versatility for family, guests or hobbies.

The current owners have carried out a number of thoughtful improvements during their time here, including the installation of an electric roller-shutter garage door, a superb fitted kitchen, upgraded flooring, updating lighting and radiators, and enhancing the lounge by removing a section of wall and fitting new wide sliding patio doors to create a brighter, more open living space.

Outside, the landscaped rear garden has been designed for low-maintenance enjoyment, offering a peaceful backdrop for summer evenings or weekend relaxation. A garage and driveway provide practical storage and parking.

Perfectly positioned for everyday convenience, Cranford Close places you within easy walking distance of Rainham Station, local shops, and the open green spaces of Cozenton Park. It's an ideal setting for those seeking a modern, well-connected home with a calm residential feel.



Entrance Door

Hallway

Dining Room

11'10 x 9'4 (3.61m x 2.84m)

Office

7'2 x 6'0 (2.18m x 1.83m)

Cloakroom

6'0 x 3'0 (1.83m x 0.91m)

Lounge

16'4 x 10'4 (4.98m x 3.15m)

Kitchen/Breakfast Room

13'2 x 9'9 (4.01m x 2.97m)

Stairs Up From Hallway

Landing

Bedroom 1

12'6 x 10'2 (3.81m x 3.10m)

En-Suite

6'9 x 5'3 (2.06m x 1.60m)

Bedroom 2

13'2 x 9'4 (4.01m x 2.84m)

Bedroom 3

10'4 x 8'6 (3.15m x 2.59m)

Bedroom 4

11'2 x 6'0 (3.40m x 1.83m)

Bathroom

7'9 x 4'7 (2.36m x 1.40m)

Landscaped Garden

Garage

22'0 x 9'5 (6.71m x 2.87m)

Size includes rear partition, currently used as a utility area

Rear Garage Partition

9'5 x 7'6 (2.87m x 2.29m)

Currently used as utility space but can easily be converted back to full size garage

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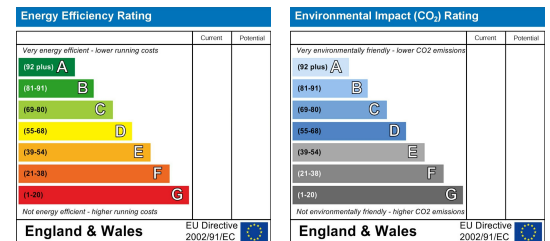
Area Map



Floor Plans



Energy Efficiency Graph



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