



## 6 Franks Court, Rainham, ME8 6JA

CUL-DE-SAC LOCATION\*\*\*CLOSE TO SHOPS AND BUSINESS PARK\*\*\*  
QUICK LINKS TO MOTORWAY\*\*\*

For sale is this homely two-storey 947.22 square foot in a corner plot with a large rear garden. The first floor offers a comfortably laid-out design with 3 bedrooms, a functional family bathroom with a separate WC. On the ground floor there is a convenient entrance area, residents will enjoy a welcoming living room/diner with a warm fireplace, a converted garage which can be used as a versatile room and a sleek modern kitchen equipped with a cooker space and plenty of storage. The thoughtful segmentation of this property ensures that every square foot is efficiently utilized, which makes it a perfect family home. The rear garden is a large corner plot with a patio and lawn area and side access. The driveway to the front has room for three cars. EPC rating C. Council Tax Band D.

- CUL- DE- SAC LOCATION
- OFF ROAD PARKING THREE CARS
- EXTRA LARGE GARDEN
- CLOSE TO LOCAL SHOPS
- CATCHMENT AREA FOR GRAMMAR AND SECONDARY SCHOOLS
- GARAGE CONVERSION
- VIEWING ESSENTIAL
- MODERN FITTED KITCHEN
- LARGE LIVING AREA

**£350,000**



Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
952.21 ft<sup>2</sup>  
88.46 m<sup>2</sup>

Reduced headroom  
0.8 ft<sup>2</sup>  
0.07 m<sup>2</sup>

Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

