



HUNTERS[®]
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5 Cardinal Way, Rainham, RM13 9RB

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Guide Price £425,000

GUIDE PRICE £425,000 to £450,000

Hunters Hornchurch are delighted to offer this recently refurbished and well-appointed mid terraced property situated in Rainham. To the front the property has a blocked paved driveway with off road parking for two vehicles. To the rear is a well stocked garden with a patio area, a mix of trees and shrubs bordered by wood panelled fencing with rear access via a gate and private alleyway. There is a wood shed at the rear of the garden.

The property is within easy reach of the Doctor's Surgery and bus stop with excellent connections to Rainham village mainline C2C train station to London or Southend within 30 minutes.

The main bus terminal in Rainham village has connections to Romford, Lakeside and further afield.

An excellent primary school is within a short walking distance with a highly sought after secondary Harris Academy within 1 mile. New City College located just outside of Rainham village is great for school leavers looking to further their education and skills.

Local newsagents, stores and café are within a short walk with a main superstore located in Rainham village.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
hornchurch@hunters.com | www.hunters.com



Cardinal Way, Rainham, RM13

Approximate Area = 942 sq ft / 87.5 sq m

Garage = 127 sq ft / 11.7 sq m

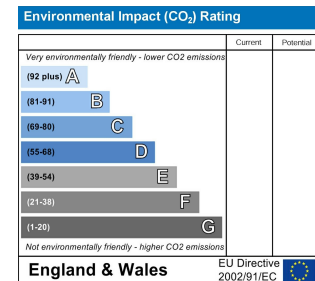
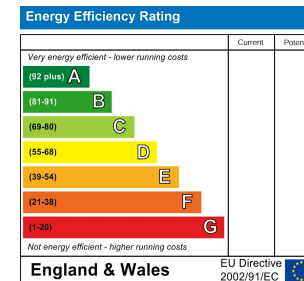
Total = 1069 sq ft / 99.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Hunters Property Group. REF: 1103922



Frontage

Paved driveway with off road parking for up to 3 vehicles

Porch

UPVC double glazed windows and door to front, tiled flooring, painted walls

Entrance Hallway

Wooden framed glass panelled door to front, plastered painted walls, laminate flooring, radiator

Reception Room

19' x 11'11"

UPVC double glazed window to rear, plastered painted walls, laminate flooring, radiator

Kitchen

11'6" x 7'4" max

UPVC double glazed window to front, fitted kitchen with a mix of eye level and base units, roll worktops, sink and drainer, integrated oven, electric hob and extractor, space and plumbing for washing machine, space for fridge freezer, part plastered painted walls, part tiled walls, laminate flooring

Conservatory

9'5" x 8'10" max

UPVC double glazed double doors to rear, UPVC double glazed window, laminate flooring

Garage

16'6" x 8'0"

Up and Over door to front

Stairs and Landing

Plastered painted walls, fitted carpet to stairs and landing

Bedroom One

15'1" x 9'

UPVC double glazed window to rear, plastered painted walls, fitted carpet, storage cupboard, radiator

Bedroom Two

12'0" x 9'9"

UPVC double glazed window to rear, plastered painted walls, fitted carpet, radiator

Bedroom Three

9' x 8'8"

UPVC double glazed window to front, plastered painted walls, fitted carpet, radiator

Bathroom


UPVC double glazed window to front, vanity sink unit with inset sink and low level w/c, bath with shower screen and shower mixer taps, shower enclosure with wall mounted shower and shower hose, tiled walls, vinyl flooring, wall mounted heated towel rail

Garden

73' x 19'8"

Patio area leading from the back of the house, lawn bordered by wood panelled fencing and a mix of trees and shrubs

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







