



Keith  
Ashton

St. Johns Close, South Hornchurch  
Rainham



## 2 ST. JOHNS CLOSE

South Hornchurch Rainham, RM13 7DU

Well-presented four bedroom end of terraced family home located in the sought after South Hornchurch area of Rainham. The property is located within easy reach of local amenities, bus stops and is within walking distance of The Brittons Academy, Whybridge Junior and Infant schools, and St Albans Catholic Primary School. Also within a short distance of the property is the beautiful Hornchurch Country Park and Ingrebourne Valley Nature Reserve. This lovely family home benefits from a roof extension creating a large loft room/fourth bedroom, and there is an easy to maintain rear garden which has access to the garage which is located to the rear.

- FOUR BEDROOMS END TERRACE
- LOFT CONVERSION PROVIDING LARGE ROOM / 4TH BEDROOM
- THROUGH LOUNGE/DINER
- GARAGE IN BLOCK TO THE REAR
- CLOSE TO LOCAL AMENITIES
- PARKING TO FRONT
- WITHIN WALKING DISTANCE OF LOCAL SCHOOLS
- CLOSE PROXIMITY OF HORNCHURCH COUNTRY PARK

Guide Price £425,000



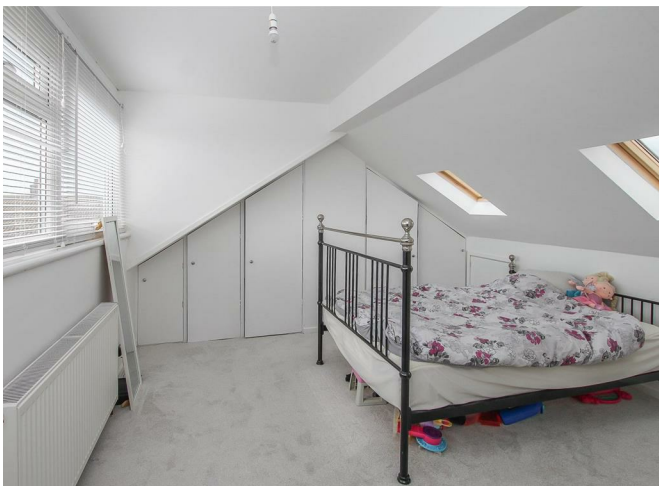
## Description

As you enter the property through the double glazed front door you come into a hallway with doors to all rooms and stairs rising to the first floor. The through lounge/diner has a window to the front and a feature fireplace with log burner at the rear is the dining area with patio doors leading out to the rear garden. There is also a hatch from the dining room into the kitchen. The kitchen is fitted with white high gloss units with black worktops, there is space for a fridge/freezer, washing machine, tumble dryer and dishwasher. There's access to the garden via a back door and the kitchen is tastefully tiled in black and white tiles.

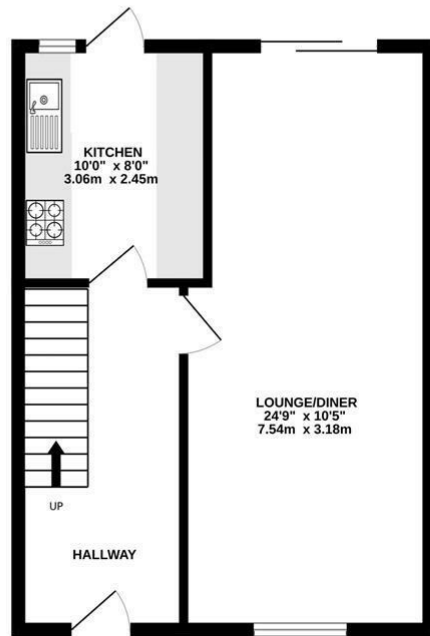
To the first floor are three bedrooms and a bathroom which is fitted in a three piece white suite and is fully tiled throughout. Bedroom one has fitted wardrobes.

There is a spacious bedroom to the second floor which has a light and airy feel.

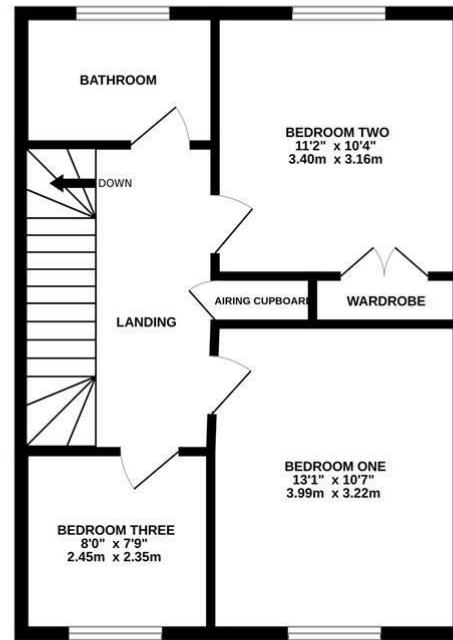
Externally there is parking to the front for one car, a neat garden to the rear with patio and lawned area. There is a garage in a block to the rear with access from the garden.



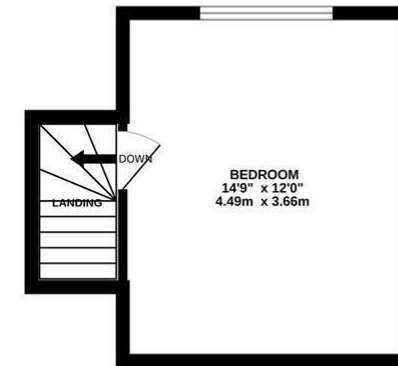
GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



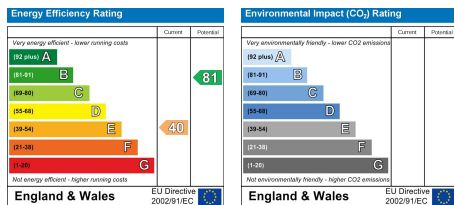
1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES:**

Local Authority: Rainham  
Council tax band: D  
Post code: RM13 7DU

**VIEWING:**

Strictly by prior arrangement with Keith Ashton Estate Agents

**OPENING HOURS:**

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:**

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

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Tel. 01277 260858

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