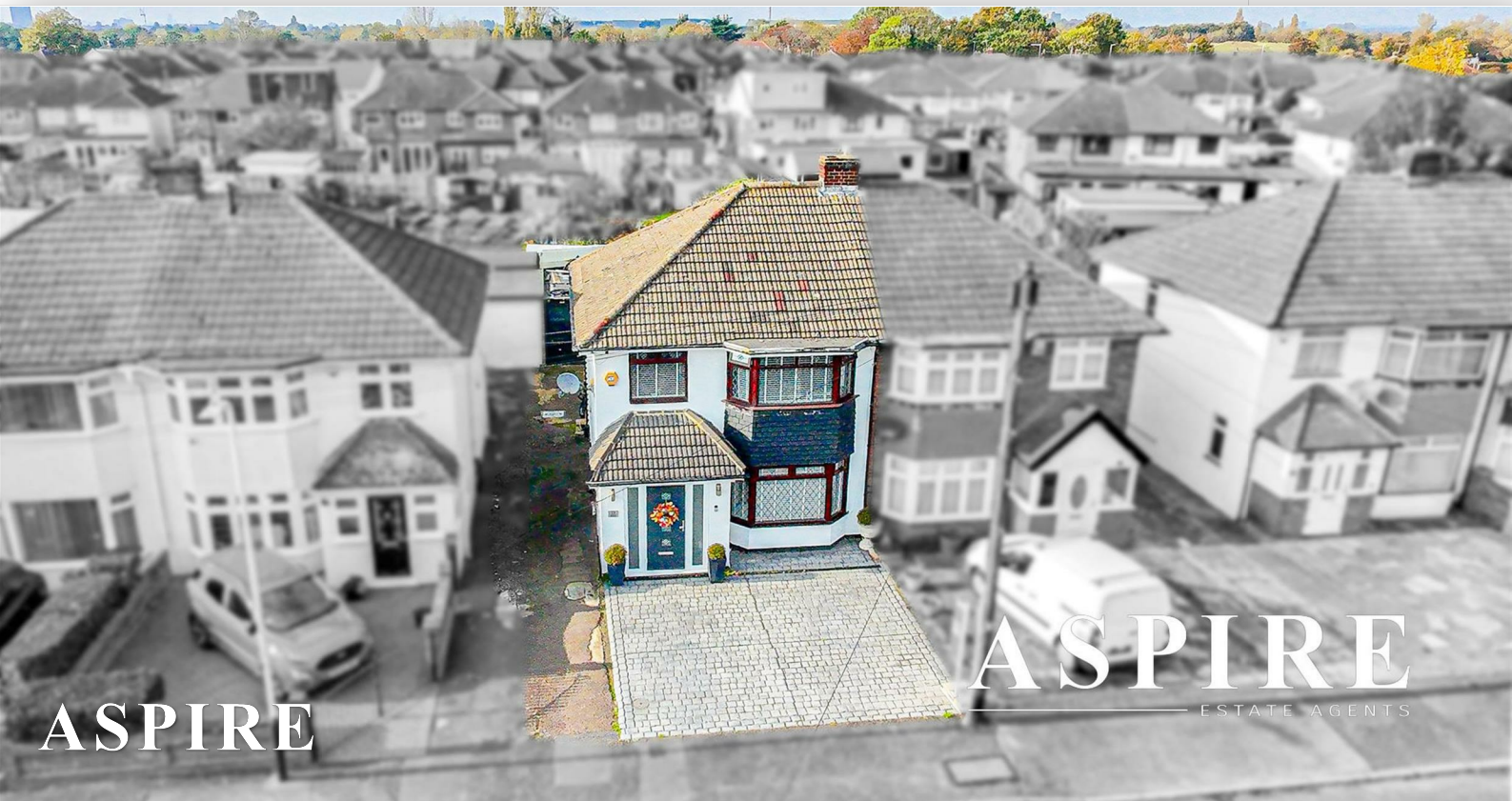


*To arrange a viewing contact us
today on 01268 777400*



Sowrey Avenue, Rainham Guide price £465,000

Aspire Estate Agents are delighted to present this three-bedroom extended home, located on Sowrey Avenue in South Hornchurch. The ground floor offers a bright and spacious through lounge that flows into a modern extended kitchen, featuring granite worktops and integrated appliances. Additionally, there is the convenience of a downstairs W/C. The low-maintenance garden benefits from side access and a garage to the side.

Upstairs, you'll find three good-sized bedrooms and a modern family bathroom with a walk-in shower. The property also provides off-street parking for two cars and offers potential for further extension into the loft, subject to planning permission.

The location is ideal, with bus links just a short walk away, providing easy access to Hornchurch, Rainham, and Romford, and connecting you to the C2C, District, and Elizabeth lines.

Property Details

Driveway & Off-Street Parking:
Off-street parking for two cars.

Porch:
Leading to the hallway.

Hallway:
Double-glazed window to the side. Radiator. Tiled floor.
Staircase.

Through Lounge (25'2" x 11'5"):
Double-glazed bay fronted window. Laminate wood flooring. Fireplace. Two radiators. Access to the extended kitchen/diner.

Kitchen / Diner:

Extended kitchen area: 10'5" x 16'9".
Tiled walls and floor. Range of eye-level and base units. Quartz worktops. Island with granite worktop. Integrated double oven, gas hob, extractor fan, dishwasher, washing machine, and dryer. Sink with mixer tap and boiling water tap. Double-glazed window to the side. Patio doors leading to the garden.

Downstairs W/C (9'2" x 3'0"):
Two double-glazed windows to the side. Low-level W/C. Vanity unit with wash hand basin and mixer tap. Tiled floor.

First Floor Landing:
Double-glazed window to the side. Carpet. Loft hatch.

Bedroom One (11'3" x 14'7"):
Double-glazed bay fronted window. Radiator. Carpet.

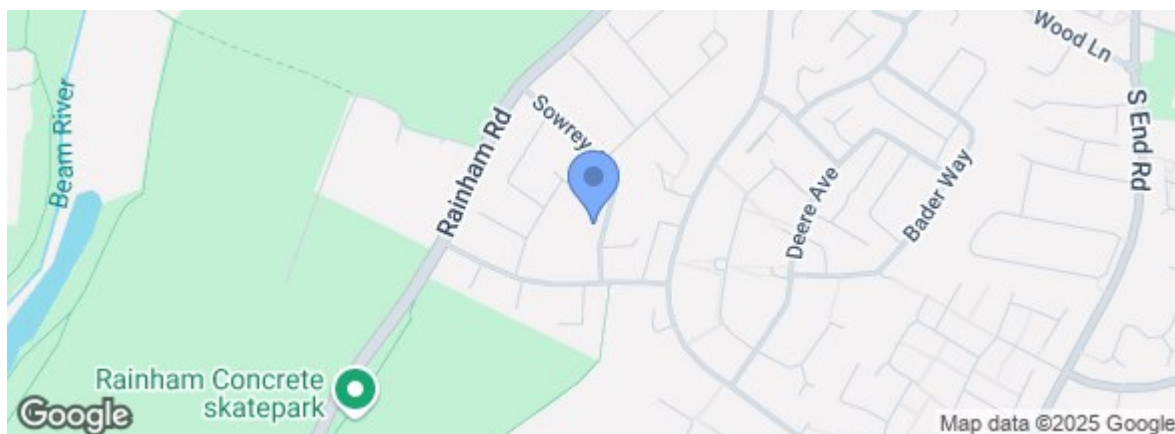
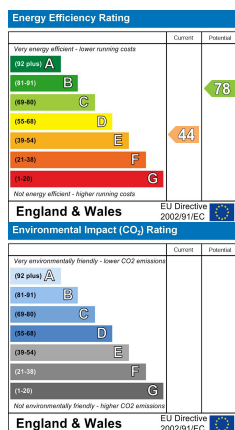
Bedroom Two (9'8" x 11'2"):
Double-glazed window to the rear. Radiator. Carpet.

Bedroom Three (8'9" x 6'6"):
Double-glazed window to the front. Radiator. Carpet.

Family Bathroom (5'8" x 6'5"):
Double-glazed obscured window to the rear. Low-level W/C. Wash hand basin with mixer tap. Walk-in shower with two shower attachments. Half-tiled walls. Tiled floor. Radiator.

Garden:
Astro turf with flower beds to the rear. Wooden shed. Garage to the side with up-and-over door.

Agents Note:
Council Tax Band D.



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.