






## Cardinal Way, Rainham, Essex, RM13

Offers In Excess Of £450,000

Freehold

**FOR SALE**

 2  1  3

- 3 Bedroom Mid terrace house
- 3 Reception rooms
- Double glazed & gas central heating
- Quiet Cul-de-sac location
- Close to shops, amenities & schools
- Rainham Station: 1.2 mile
- EPC rating: C (70) & Council tax band: D
- Rear garden: Approx 40ft
- Off street parking
- Internal: 1024 sq ft (96 sq m)

A beautifully presented three/four bedroom terraced house on Cardinal Way. With a well thought out floorplan complimenting the stylish décor, this is a brilliant family home.

The ground floor has plenty of communal space for the whole family. Enter through the front porch and immediately to your right is the kitchen, which is kitted out with modern fitted units and worktops. To the other side of the entrance hallway is a reception room/bedroom. Currently configured as a home office, it has an en suite WC, meaning it would make a perfect fourth bedroom. Wander back into the hallway and follow the beautiful flooring through into the main "living" part of this home - the open plan lounge diner. The lounge area is spacious, easily able to accommodate a large corner sofa, and also has a feature fireplace. It in turn leads seamlessly into a conservatory extension, which is used as the dining room. It's a light and airy space, and the perfect place to gather for family meals.

Upstairs there are three well proportioned bedrooms, as decorated to the same high standard as the rooms below. The main bedroom has fitted wardrobes along one wall, and the other two easily accommodate free standing storage. The shower room wouldn't look out of place in a high end hotel, with a sleek, modern three piece suite and fully tiled walls.

Outside the rear garden is a treat. There is a low maintenance faux grass lawn, and a large patio area that stretches from the house to an outbuilding at the far end. This is fitted out as a bar - the ultimate party spot!

To round things off, there is ample off street parking to the front.

A truly fantastic family home - shall we take a look...?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Porch

Further door leading into:

### Entrance Hallway

Staircase leading to first floor. Access to reception room, reception/bedroom & kitchen.

### Reception Room

18'11 x 12'0

Open to:

### Conservatory

9'0 x 8'11

### Reception Room/Bedroom Four

13'3 x 8'1

Door to ground floor wc.

### Kitchen

11'5 x 7'1

### Ground Floor WC

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

15'0 x 9'1

### Bedroom Two

11'11 x 9'7

### Bedroom Three

9'0 x 8'6

### First Floor Shower Room

9'5 x 5'4

### Rear Garden

approx 40'

### Off Street Parking

Driveway to front.

### Additional Information:

Local Authority: Borough Of Havering

Council Tax Band: D

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

### Declaration Of Interest

Section 21 of the estate Agents Act 1979 applies in this instance as the proposed vendor is an associate with Estates 17 Ltd.

## FLOORPLAN

Approximate Gross Internal Area 1024 sq ft – 96 sq m

Ground Floor Area 576 sq ft – 54 sq m

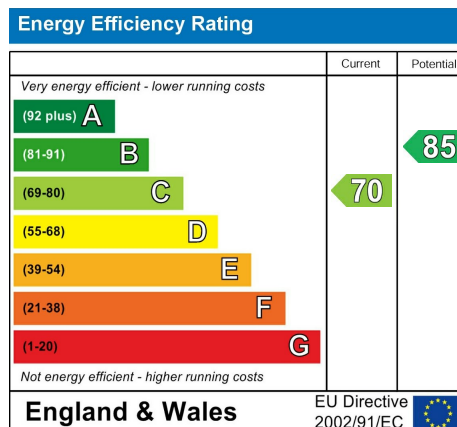
First Floor Area 448 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP



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