



GRIFFIN
THE PROPERTY PEOPLE



£475,000* fees apply

Alexandra Road, Rainham, RM13 7AA

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* Guide Price £475,000- 500,000 *

WOW!!! A property that is truly one of a kind, offering spacious accommodation throughout in the form of; 14ft front reception room, 25ft open plan lounge/ diner, 15ft kitchen complete with range cooker and other appliances, separate utility room and four piece bathroom suite all on ground level, whilst still having four bedrooms and cloakroom with ample eaves storage upstairs.

This family home is well presented internally and has a unique appearance externally, a true stand out property on the road! With the addition of a driveway to front, good size rear garden as well as a plot of land that could be used to extend on (STPP), this home is ticking every box!

To avoid disappointment, call Griffin to book your viewing now on 01375 382666.

Front Driveway

Entrance Hallway

Pool Room

14'4" x 11'5" (4.37m x 3.48m)

Lounge/ Diner

25'0" x 15'5" (7.62m x 4.70m)

Kitchen

11'3" x 15'5" (3.43m x 4.70m)

Utility Room

13'0" x 6'3" (3.96m x 1.91m)

Bathroom

10'10" x 6'3" (3.30m x 1.91m)

First Floor Landing

Bedroom One

12'5" x 9'7" (3.78m x 2.92m)
(not measurement into open eaves)

Bedroom Two

11'3" x 6'2" (3.43m x 1.88m)
(not measurement into open eaves)

Bedroom Three

9'7" x 9'1" (2.92m x 2.77m)
(not measurement into open eaves)

Bedroom Four/ Office

9'7" x 6'2" (2.92m x 1.88m)
(not measurement into open eaves)

Cloakroom

6'2" x 2'9" (1.88m x 0.84m)

Rear Garden

Side Plot

Located between garage and utility room, access off kitchen.

Garage

Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5. Referral Fees - Please note a referral fee of up to £240.00 including VAT per transaction could be received from any referred solicitor upon completion.

5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

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5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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