



Simpson Road

Rainham, RM13 7LR

* Guide Price £425,000 - £450,000* Offered for sale with no onward chain is this three bedroom home, the accommodation includes entrance hall, open plan reception room, kitchen, ground floor WC, three bedrooms and shower room. Externally there is a driveway to the front and a 45ft garden.

Guide Price £425,000 £450,000- Freehold - Council Tax: D

Simpson Road

Rainham, RM13 7LR



Entrance Hall

Double glazed entrance door to porch, double glazed window to side, stairs to first floor, radiator, laminate flooring.

Ground Floor WC

Frosted double glazed window to side, low level WC, vanity wash hand basin, under stair cupboard.

Reception Room

15'10 x 11'10 narrowing to 9'1 (4.83m x 3.61m narrowing to 2.77m)
Double glazed bay window to front, double glazed window to rear, under stair cupboard, two radiators, laminate flooring.

Kitchen

8'2 x 7'11 (2.49m x 2.41m)
Double glazed window to rear, part double glazed door to rear, fitted with a range of wall and base units, stainless steel single drainer sink, electric hob, oven, extractor, plumbing for dishwasher, radiator, part tiled walls, tiled flooring.

Landing

Double glazed window to side, loft access.

Bedroom One

14'11 x 11'11 (4.55m x 3.63m)
Double glazed bay window to front, cupboard over the stairs, cupboard housing boiler, radiator, carpet.

Bedroom Two

11' x 9'1 (3.35m x 2.77m)
Double glazed window to rear, radiator, carpet.

Bedroom Three

11'3 x 6'3 (3.43m x 1.91m)
Double glazed window to rear, radiator, carpet.

Shower Room

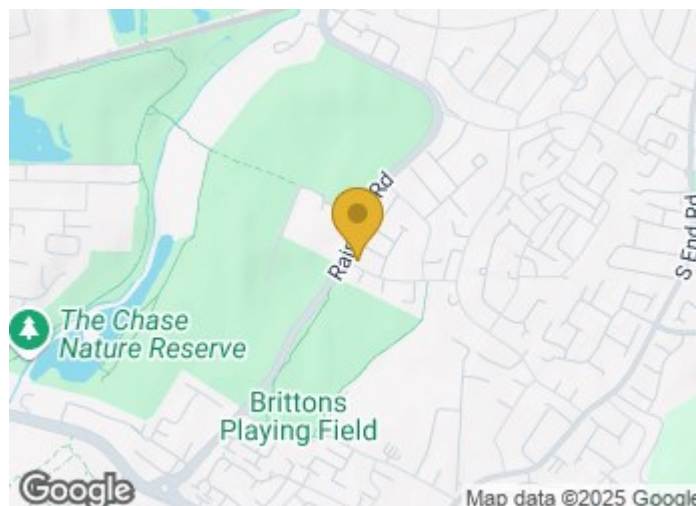
Frosted double glazed window to rear, low level WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled walls, vinyl flooring.

Gardens

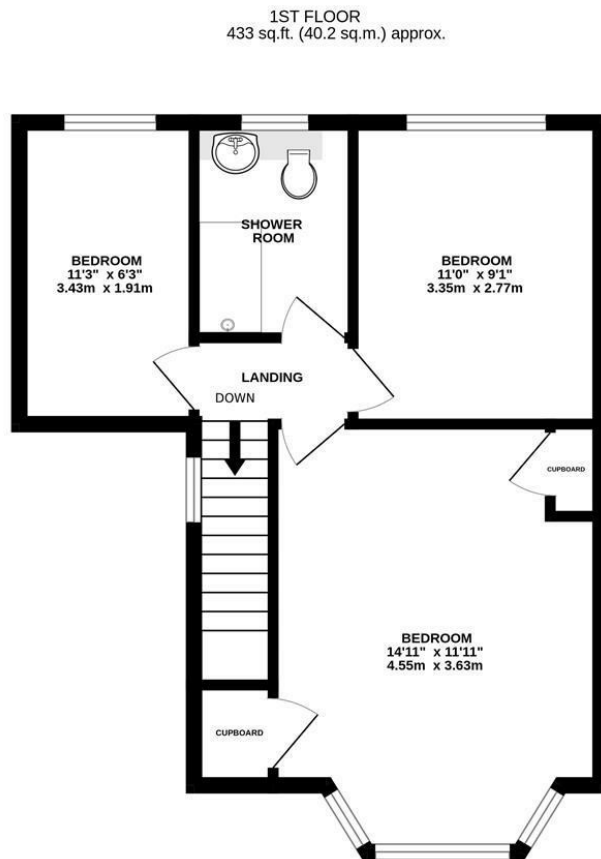
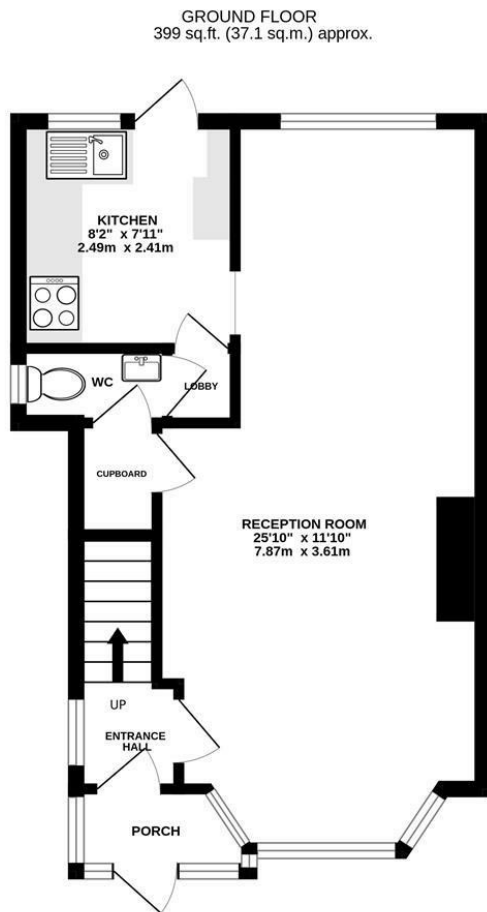
45' (13.72m)
Patio area, lawn, detached block built shed, side pedestrian access, outside tap.

Driveway

Driveway to front.







TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: D
Tenure: Freehold

