



# GRIFFIN

THE PROPERTY PEOPLE



## Abbey Wood Lane , Rainham, RM13 9QH

Offers in excess of £500,000

\*\*\*VIEWING IS A MUST HERE\*\*\*

\*\*\*SO MUCH POTENTIAL \*\*\*

We at Griffin are pleased to bring to the market this 4 bedroom semi detached house. If you are looking for a property just to move straight into, then look no further. Located on a very quiet road with the garden overlooking Berwick Pond, this property benefits from great access to the A13, M25, Dartford Bridge and London Links. It has also been extended to the rear to give you perfect open plan family living with an open fire log burner. Downstairs you have the very impressive 4 piece bathroom suite that has had no expense spared. Bedroom 4 is on the ground floor with a dressing area and w/c. The dog-legged staircase leads to 3 good size bedrooms and the loft. The garden is in excess of 120ft and has the potential SSTP for the property to grow with you. To the front of the property you have off street parking for at least 5/6 cars. Viewing here is a must.

- VIEWING IS A MUST
- FOUR BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING FOR 5/6 CARS
- 120FT REAR GARDEN
- OVER LOOKS BERWICK POND
- POTENTIAL TO EXTEND STPP

### Viewing

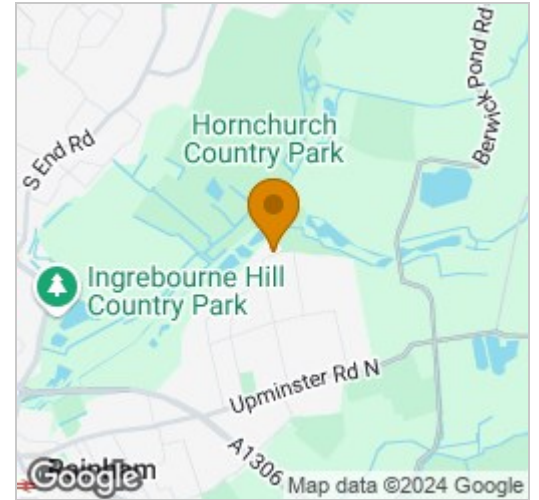
Please contact our Griffin Residential Elm Park Office on 01708 320600 if you wish to arrange a viewing appointment for this property or require further information.



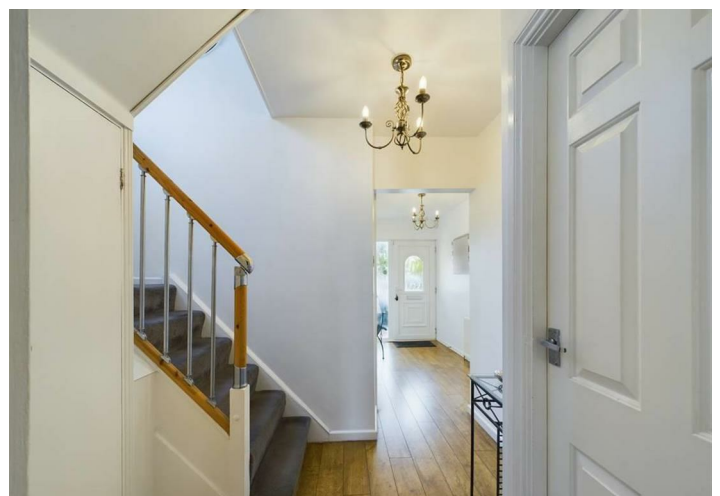
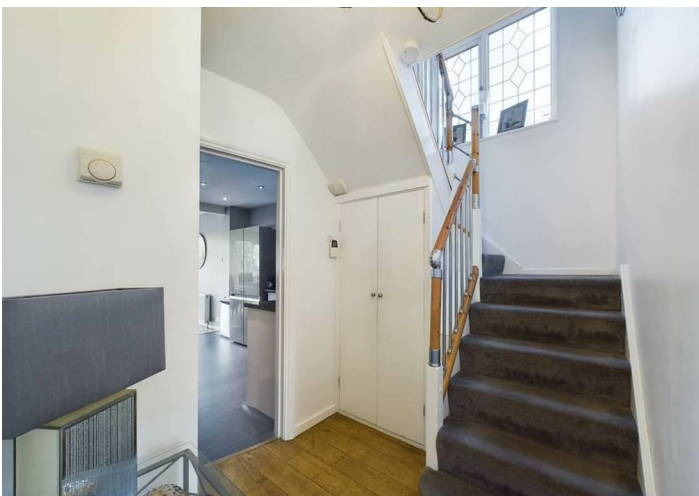
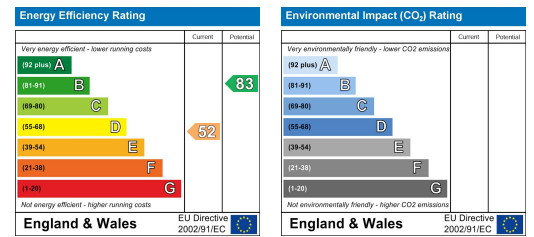
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.