

# **H** Together Homes



**PHILIP ROAD  
RAINHAM**

**£475,000**  
**Asking price**

\*\*\*NO ONWARD CHAIN\*\*\*

Together Homes are delighted to be able to offer for sale this well fabulous open plan living space, ideal for any family wanting to enjoy this calming but also appealing area. This home offers so much scope for use and has close links to the A13 and transport links.

The property has been brought onto the market with many selling features to include an island which has a high quality worktop, patio doors which lead to the garden (approximately 150'). There is an outbuilding which has a wc and shower room - currently used as a 'man cave'. The ground floor living space is perfect for family gatherings and socialising, an open plan kitchen/dining area. The three bedrooms to the first floor are of good size and the family bathroom has a 'stone' bath with mixer tap and shower over, a unique wash basin which is mounted.



• NO ONWARD CHAIN • OPEN PLAN LIVING • SEMI DETACHED HOUSE • THREE BEDROOMS • OUTBUILDINGS

**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. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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

Together Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. Together Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold

Council Tax Band: D

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of up to £400 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

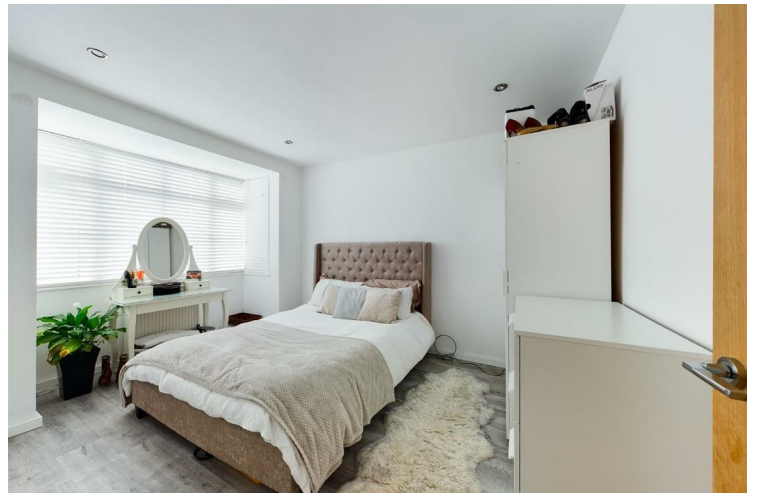
The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of

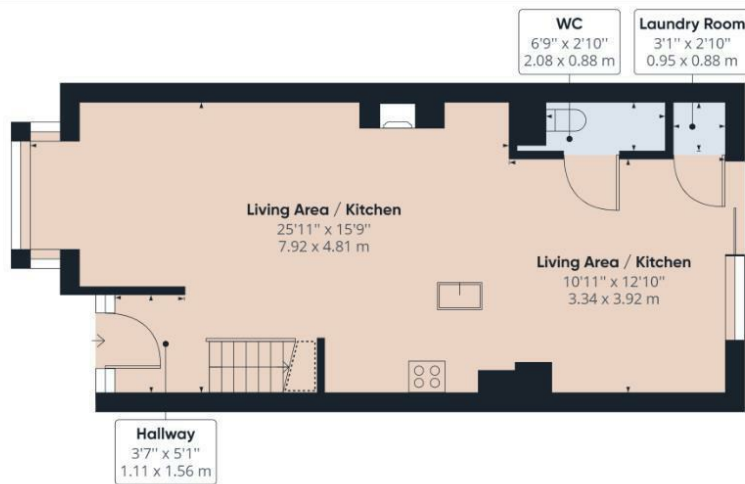
particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



• SCOPE FOR FURTHER LOFT ROOM STPP • FIRST FLOOR FAMILY BATHROOM • BREAKFAST BAR







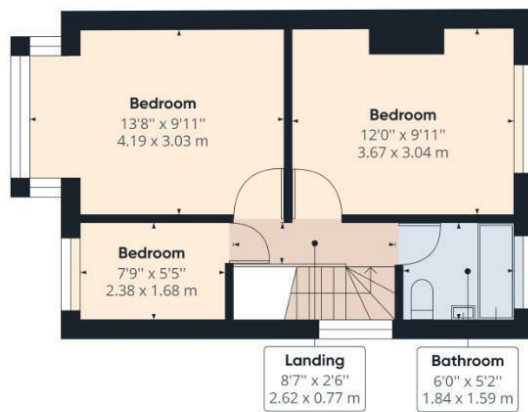
Floor 0 Building 1

Approximate total area<sup>(1)</sup>

899.53 ft<sup>2</sup>  
83.57 m<sup>2</sup>

Reduced headroom

14.55 ft<sup>2</sup>  
1.35 m<sup>2</sup>



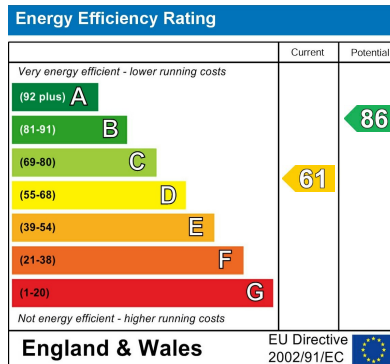
Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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