

# **H** Together Homes



**COLLINGWOOD ROAD  
RAINHAM**

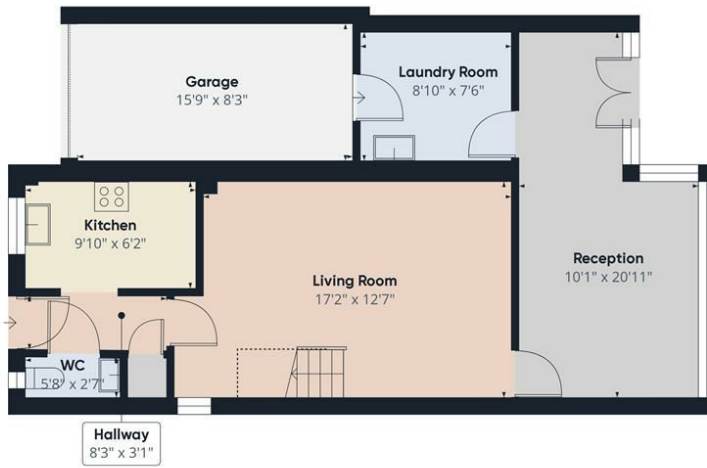
**£425,000**  
**Offers in excess**

This beautifully presented 2-bedroom semi-detached house is located in the sought-after area of Rainham. Offering a perfect blend of modern living and ample space, the property has been thoughtfully extended to the rear, providing a second reception room and a utility area ideal for your growing families or those in need of extra room.

The ground floor features a spacious lounge, perfect for relaxation and entertaining, along with a convenient W/C for guests. The garage has been cleverly repurposed as additional storage, ensuring plenty of room for your belongings. Additionally, the property benefits from an Electric Roller Garage Door, providing added convenience and security.

Upstairs, you'll find two generously sized double bedrooms, both with fitted wardrobes, offering great storage solutions. The family bathroom is a standout feature, with a large 4-piece suite that combines style and practicality.





Floor 0



Floor 1

Approximate total area<sup>††</sup>

1037.88 ft<sup>2</sup>

Reduced headroom

13.74 ft<sup>2</sup>

(1) Excluding balconies and terraces

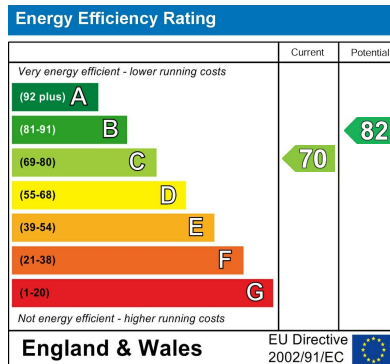
Reduced headroom

..... Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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