

# DURDEN & HUNT

INTERNATIONAL



Tuck Road, Rainham RM13

Guide Price £425,000

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- Ideally Located
- Two Outbuildings
- Three Bedroom Home
- Modern Kitchen With Spotlights
- Great Transport Links
- Off Street Parking
- Stylish Bathroom With A Walk In Shower

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Council Tax Band: C



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Located in Rainham is this three bedroom spacious home with a driveway for off street parking for two cars.

Situated on two floors and tastefully decorated throughout, the downstairs of this home features a large, living room with lots of flexibility to suit your tastes. Sliding doors open directly onto the garden, creating a seamless indoor-outdoor flow.

The modern kitchen benefits with spotlights, elegant cabinetry and counter space, whilst a door gives access to the outside.

Upstairs, you'll find three bright bedrooms with large windows. Two are spacious doubles, while the third is a versatile single room, perfect for a child's bedroom or home office. A contemporary family bathroom, complete with a walk-in shower, completes the upper floor.

Outside, the garden and patio provide plenty of opportunities to make it your own, with two outbuildings ideal for storage or gardening equipment. Additionally, there's the bonus of an outdoor WC.

Ideally located for local shops, schools, parks and local amenities. It has good transport links including the A13 and M25. On the trains there is Emerson Park overground station and Elm Park underground station for the District Line that takes you directly into the city.

Contact the Durden and Hunt team today for a viewing!

Freehold  
Council Tax Band: C  
Havering

Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

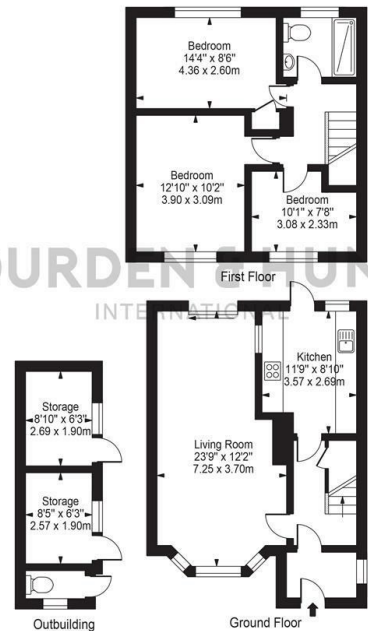
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Tuck Road  
 Approx. Total Internal Area 1042 Sq Ft - 96.81 Sq M  
 (Including Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 131 Sq Ft - 12.15 Sq M



For Illustration Purposes Only - Not To Scale

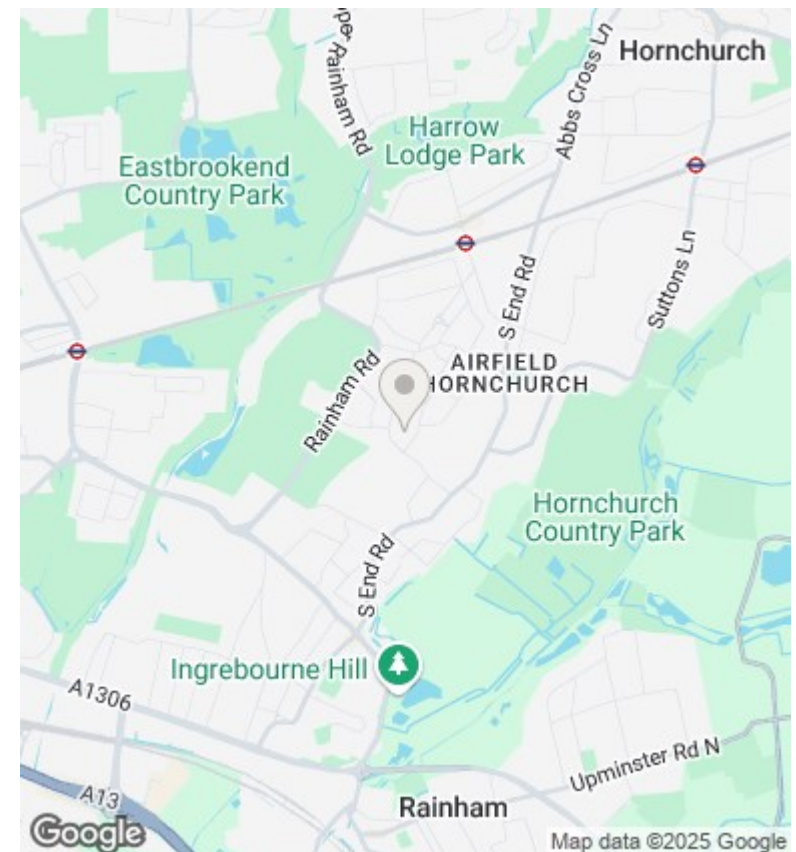
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC