

DURDEN & HUNT

INTERNATIONAL



Deere Avenue, Rainham RM13

Price Guide £425,000

- GUIDE PRICE £425,000 - £450,000
- Three Bedrooms
- Family Bathroom
- Garden With Outbuilding
- Large Living And Dining Room
- Good Transport Links
- Off Road Parking
- Good Sized Kitchen

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Council Tax Band: C



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This three bedroom terraced house has been well kept throughout and could be great for a growing family.

The ground floor features a large living and dining room, complete with feature fire place, ideal for relaxing after a long day. For those that love to cook the good sized kitchen offers plenty of worktop space and ample storage, as well as access to the rear garden.

Upstairs the first floor offers three bedrooms and a contemporary family bathroom. The bedrooms offer a flexible layout, whether used as places to sleep, work, play or dress with one currently used as a dressing room.

Externally the charming home boasts off road parking. To the rear the garden offers patio and lawn areas, which could be ideal for socialising in the warmer months, and currently features a versatile outbuilding with a WC, utility room, and storage space.

This property is ideally located for local shops, schools, local amenities and ample open green spaces which provide opportunity to explore the great outdoors.

It also has good transport links including the A13, M25 and Elm Park's District Line station that takes you directly into the city.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Consumer Protection from Unfair Trading Regulations 2008.

Misrepresentations Act 1967. Property Misdescriptions Act 1991.

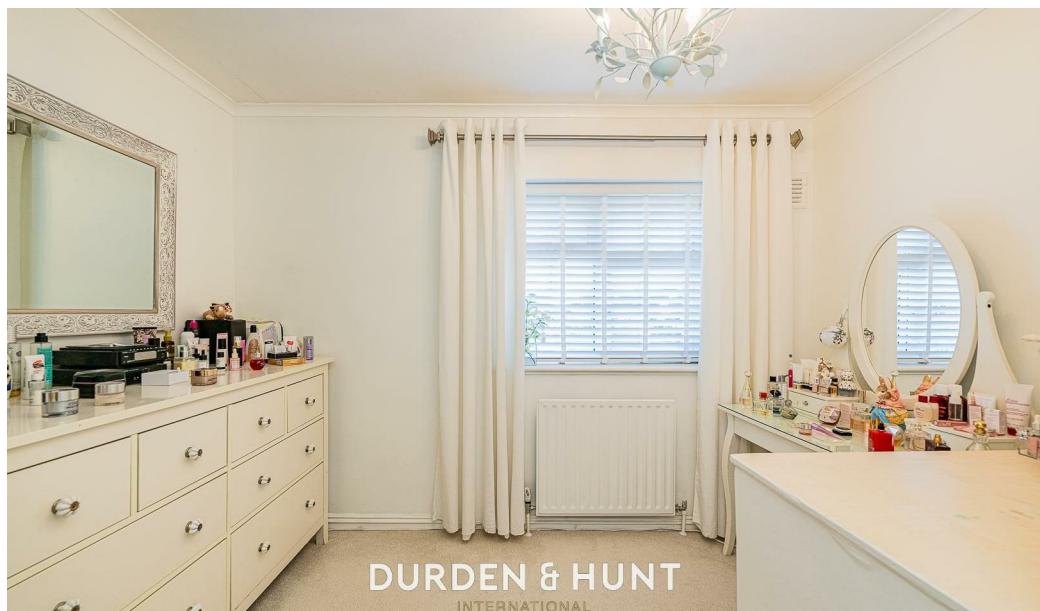
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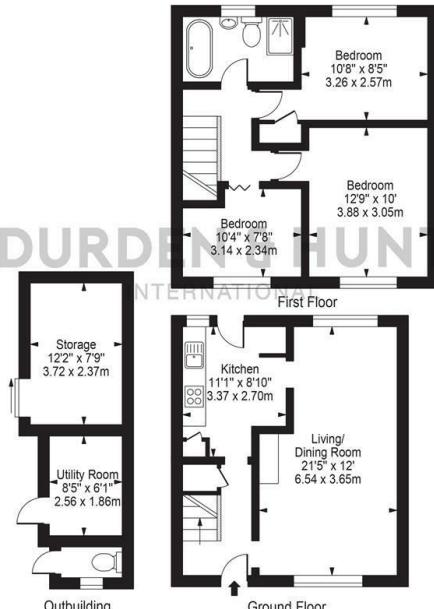
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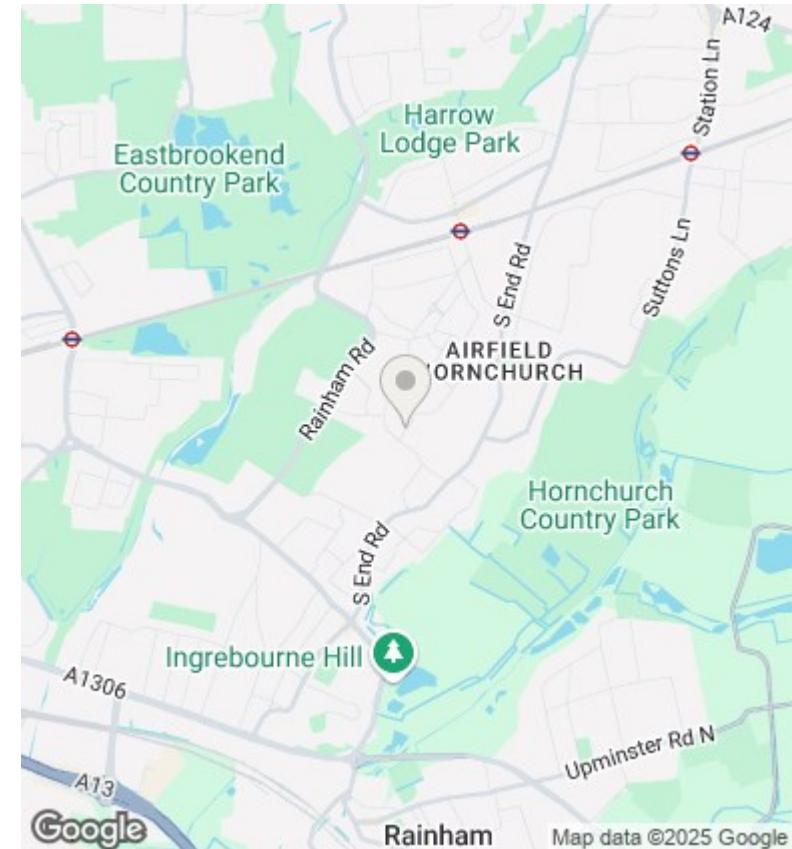


Deere Avenue
 Approx. Total Internal Area 1034 Sq Ft - 96.07 Sq M
 (Including Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 174 Sq Ft - 16.15 Sq M



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)	A	88
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC