

DURDEN & HUNT

INTERNATIONAL



Frederick Road, Rainham RM13

Offers In Excess Of £500,000

- Four Bedroom House
- Good Sized Rear Garden
- Open Plan Kitchen
- New Build
- Downstairs W/C
- Close to Transport
- Separate Reception Room

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Frederick Road, Rainham RM13

New Build - Four Bedroom House - Large Garden - Ample Parking - Spacious Reception Room - Open Plan Kitchen



Council Tax Band:



Durden & Hunt welcome to the market this selection of three new homes in Rainham.

Internally this particular unit benefits from a great layout for families. Downstairs there are two reception rooms, one of which contains the open plan kitchen creating a place to prepare, serve and share meals. Additionally there is a convenient downstairs WC.

Upstairs there are four bedrooms, providing a flexible layout whether used as places to sleep, work or play. A contemporary family bathroom optimises this floor.

The properties boast electric car charging points, ample car parking and a good size rear garden

The property is ideally located for local schools, shops, amenities and transport links including bus routes.

Schools within the area include the Newtons Primary School and Beam Primary School.

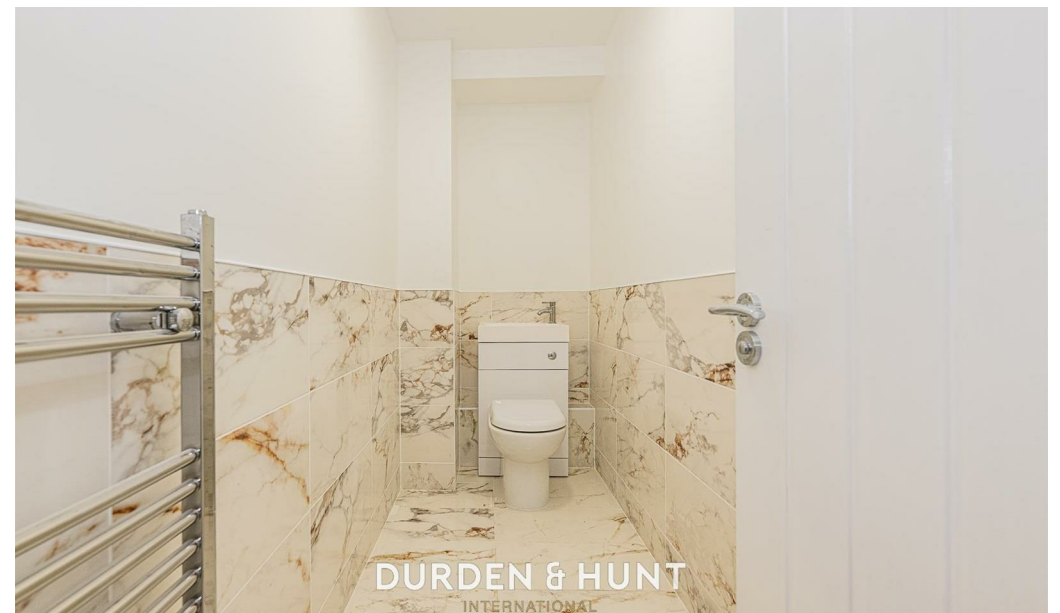
Dagenham East Station (District Line) and Rainham (Essex) Station (C2C Line) are within easy reach.

Prices start at £500,000 per unit.

Contact Durden & Hunt for a viewing!

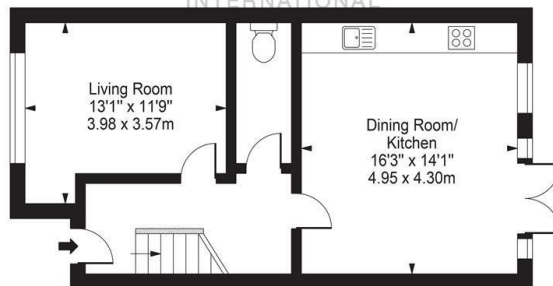
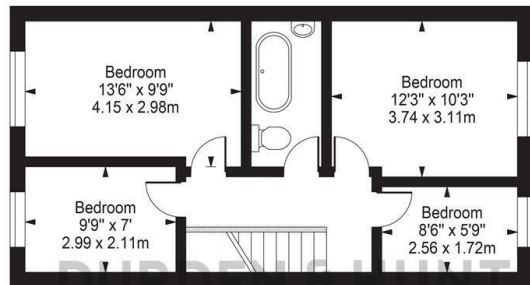
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



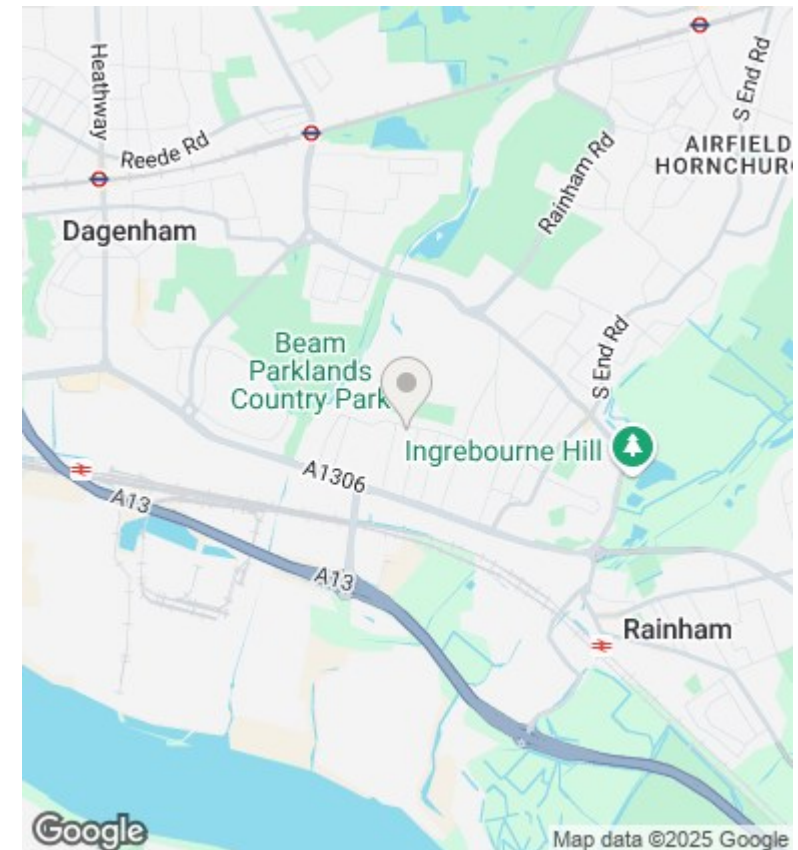


Frederick Road
Approx. Gross Internal Area 1037 Sq Ft - 96.32 Sq M



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		