

# DURDEN & HUNT

INTERNATIONAL



## Hood Road, Rainham RM13

Offers In Excess Of £515,000

- Good Transport Links
- Downstairs Living
- Downstairs Family Bathroom
- Large Garden
- Large Lounge
- Four Bedrooms
- Off Road Parking
- Kitchen And Dining Room

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

# Hood Road, Rainham RM13

Good Transport Links - Large Garden - Off Road Parking - Downstairs Living - Large Lounge - Kitchen And Dining Room - Downstairs Family Bathroom - Four Bedrooms



Council Tax Band: C





This spacious four bedroom, semi detached home, ideally located in the heart of Rainham offers versatile living and modern comfort

On the ground floor, you'll find a spacious living room, a modern kitchen, and an adjoining dining area with direct access to the rear garden, creating the perfect space for entertaining or enjoying a quiet evening at home.

Also located on the ground floor is a good sized bedroom with built in storage, a flexible additional room, that would make an ideal dressing room or home office, and a convenient downstairs family bathroom.

Upstairs, there are two further bedrooms, one featuring built in storage and the other benefiting from its own en suite, offering comfort and privacy.

Outside, the garden boasts a patio area, ideal for al fresco dining, which leads to a generous lawn which is bordered by mature shrubs, offering a serene oasis away from the hustle and bustle of daily life.

Off road parking is available at the front of the property for added convenience.

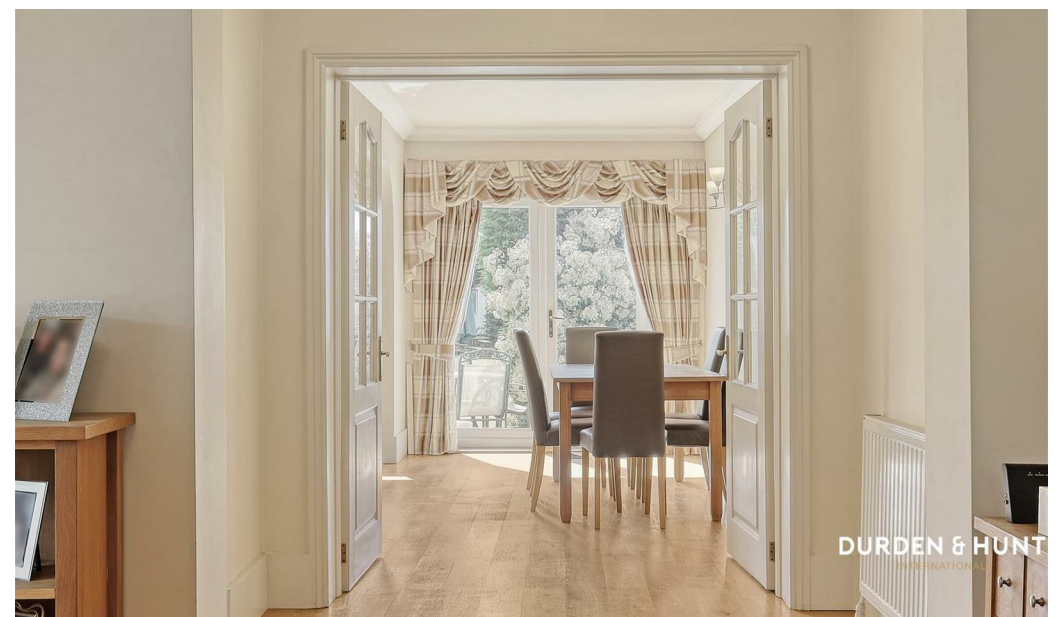
Located in Rainham, this home benefits from a wealth of local amenities in the surrounding area, such as shops, eateries, and well regarded schools. For outdoor enthusiast, Ingrebourne Hill offers serene green spaces for recreation and relaxation. Excellent transport links include Dagenham East's District Line as well as Rainham c2c line, providing direct access to central London, while the A12 and A127 offer convenient road connections.

Contact Durden & Hunt for a viewing!

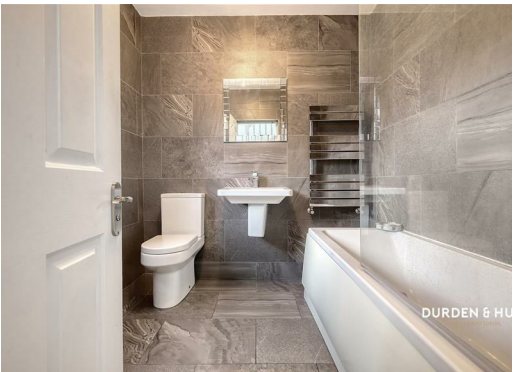
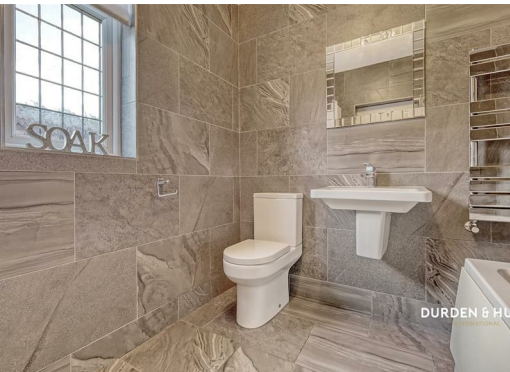
Council Band C Havering

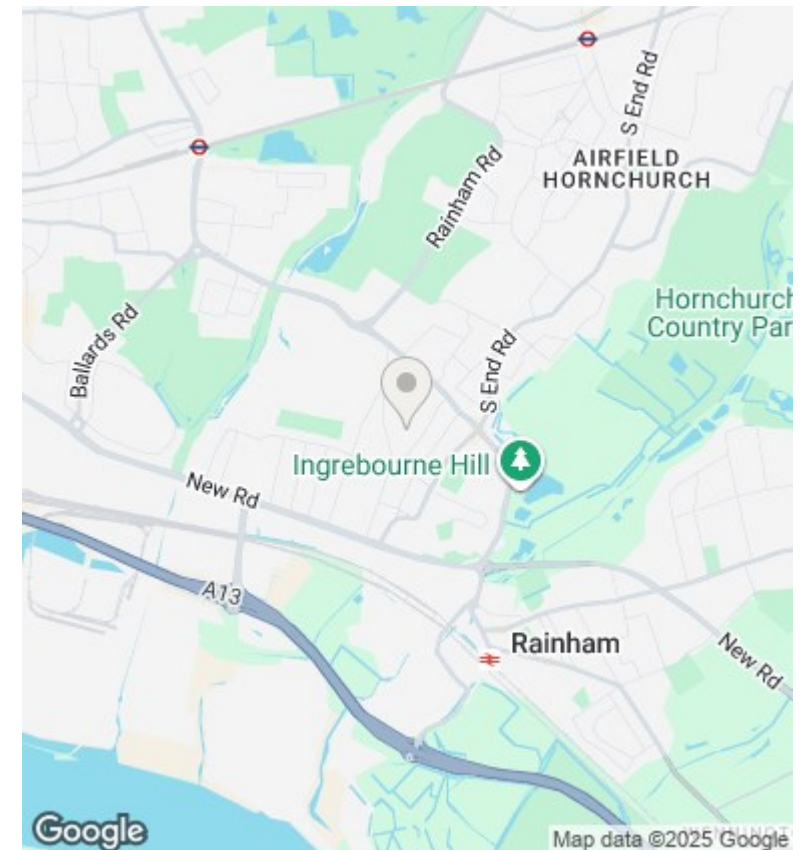
Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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.









## 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC