



## Cherry Tree Lane, Rainham, RM13 8TP

### Offers In The Region Of £475,000



**\*\*A STUNNING FAMILY HOME, WITH A DRIVEWAY AND LARGE GARDEN, WITHIN WALKING DISTANCE FROM RAINHAM STATION - GREAT POTENTIAL FOR FUTURE EXTENSIONS\*\***

OC Homes is delighted to present this beautiful end-of-terrace family home, which has been owner-occupied for over 30 years. This well-maintained property has recently been modernised to a high standard and is ready for buyers to move in as soon as they complete.

The ground floor boasts an open-plan lounge that leads onto a contemporarily designed kitchen/diner, which overlooks the exquisite garden benefiting from a covered pergola, as well as a large fully powered outhouse, ideal for storage or potential office conversion.

The first floor has three bedrooms, a modern three-piece bathroom suite, and access to a large loft via a pull-down ladder.

Other benefits include a driveway, access to the garden via a side entrance, and has fantastic potential to build an extension at the rear and loft, which will increase the size and value of the property. (Subject to planning consent). The property is also situated in a highly desirable location, with easy access to local amenities, schools and public transport links, such as Rainham Station currently operated by the c2c service.

The property will be sold in a chain.

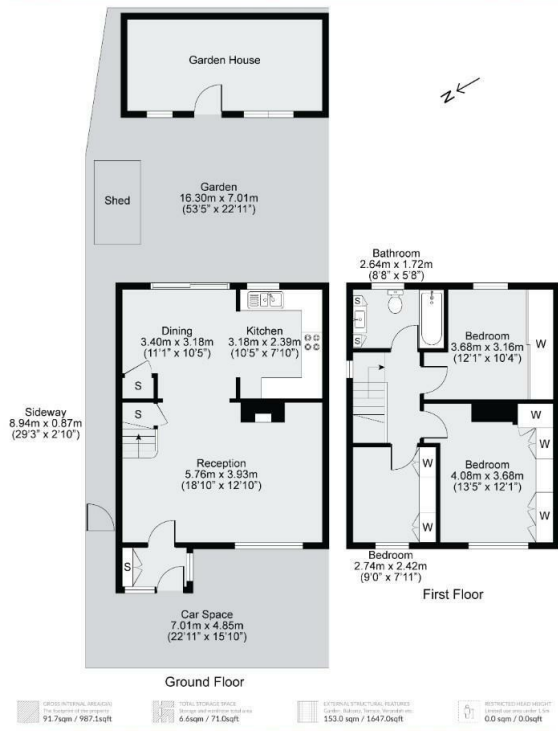
- STUNNING THREE BEDROOM FAMILY HOME
- END-OF-TERRACE HOUSE
- WALKING DISTANCE TO RAINHAM STATION (C2C)
- RECENTLY MODERNISED
- BEAUTIFUL GARDEN WITH PERGOLA AND AN OUT-HOUSE
- MODERN DECOR THROUGHOUT
- DRIVEWAY
- LOTS OF LOCAL AMENITIES

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.







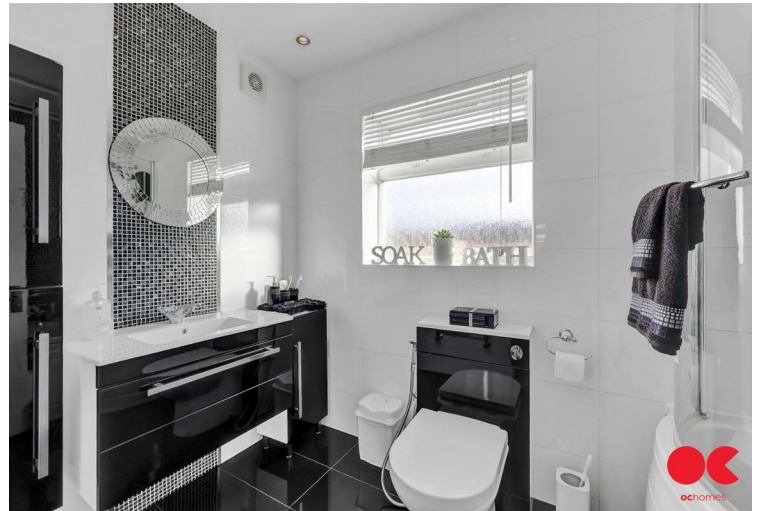
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



| Energy Efficiency Rating |           |
|--------------------------|-----------|
| Current                  | Potential |
| 73                       | 86        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| 80   | 91        |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.