



Hayes Drive, Rainham, RM13 7EP

welcome to

Hayes Drive, Rainham

CHAIN FREE! Three bedroom Semi Detached House with attached side garage, driveway parking and a delightful garden. The property also has the potential to extend (STPP), NEW ROOF (Guarantee). Located in South Hornchurch there are a number of GOOD schools, shops, transport links and outdoor spaces.



William H Brown are delight to offer for sale this beautifully presented three bedroom chain free semi detached bay fronted family home with attached garage located in the popular South Hornchurch Area.

This property flows perfectly with a spacious through lounge with bay window, feature fireplace and two vertical anthracite radiators, the French Doors lead in to the conservatory which is open plan to the modern kitchen, this creates a really bright space, the kitchen is fully fitted with a range of wall and base units and fitted appliances.

The garden is stunning and you can see that it has been lovingly landscaped, it boasts a circular lawn and a sun drenched patio area, or to cool down take a seat under the shaded pergola.

There is driveway parking accessed via a dropped kerb, this is also where you would access the garage to the side of the house which has an electric roller shutter.

On the first floor off of the wide landing there are the three bedrooms, a modern shower room and access to the loft.

The property also has the potential to extend (Subject To Planning Permission).

South Hornchurch is popular due to the choice of schools, local shops and amenities, as well as being just a short walk to Hornchurch Country Park which offers a range of outdoor pursuits.

Entrance Porch

Entrance Hallway

Lounge

24' 6" into Bay x 11' 7" Maximum (7.47m into Bay x 3.53m Maximum)

Conservatory

17' 4" x 9' 5" (5.28m x 2.87m)

Kitchen

11' x 7' 9" (3.35m x 2.36m)

Garden

Garage

23' 4" x 11' 5" (7.11m x 3.48m)

Bedroom 1

14' 4" into bay x 11' 3" (4.37m into bay x 3.43m)

Bedroom 2

11' 3" x 9' 9" (3.43m x 2.97m)

Bedroom 3

8' 10" x 6' 5" (2.69m x 1.96m)

Agent Notes



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Hayes Drive, Rainham

- Chain Free
- Semi Detached House
- Attached Garage
- Beautiful Garden
- Through Lounge

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
RHM102330 - 0007



william h brown



01708 559080



rainham@williamhbrown.co.uk



82 Rainham Road, RAINHAM, Essex, RM13 7RJ



williamhbrown.co.uk