

# property details **approval form**

75 Hubert Road, Rainham, Essex, England, RM13 8AD

**Date:** 03 July 2024

**Property Ref and Version:** RHM102443 - 0009

## selling your home with us!



### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 82 Rainham Road, RAINHAM, Essex, RM13 7RJ

**T** 01708 559080 **E** rainham@williamhbrown.co.uk

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## >> **price**

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guide price £575,000

Tenure: Freehold

## >> **key features**

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- > CHAIN FREE!!
- > DETACHED FOUR BEDROOM BUNGALOW
- > Rear Access
- > Sizeable Garden
- > Excellent Transport and Amenities
- > Spacious Open Plan Kitchen Diner
- > Driveway Parking For Multiple Cars
- > Premium Road
- > EPC Rating: C

## >> **short description**

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CHAIN FREE!!! A Beautifully presented four bedroom DETACHED bungalow that has been extended and is situated on a large plot on one of Rainham's premium roads, the property boasts side access, driveway parking for multiple cars and lots of kerb appeal.

## >> **long description**

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William H Brown are delighted to offer to the market this CHAIN FREE, extended four bedroom detached bungalow to the market.

The property is very well decorated throughout and boasts lots of space, still all on one level this property has the potential to further extend into the loft (subject to planning permission). The accommodation offers four bedrooms, an open plan kitchen dining room as well as a large lounge, making plenty of space to entertain, there is also a stunning bathroom and a utility room.

Additionally the property benefits from high ceilings throughout, feature fireplaces and some amazing decorative cornice, combined these features add great character.

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Externally the property has a traditional look and boasts parking for multiple cars which is accessed via a dropped kerb, there are two side access points and potential for rear access (STPP), The garden is a very good size and well maintained, it has a patio area leading to large lawn which is flanked with mature shrubs and trees.

Call us now to book in to see this rare treat!

>> **directions**

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## >> **room description**

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### **Lounge**

20' 8" x 12' 2" ( 6.30m x 3.71m )

### **Kitchen/diner**

23' 10" x 16' 3" ( 7.26m x 4.95m )

### **Utility Room**

10' 3" x 5' 5" ( 3.12m x 1.65m )

### **Bedroom One**

11' 10" x 12' 6" ( 3.61m x 3.81m )

### **Bedroom Two**

11' 11" x 10' 7" ( 3.63m x 3.23m )

### **Bedroom Three**

12' 1" x 10' 10" ( 3.68m x 3.30m )

### **Bedroom Four**

12' x 7' 1" ( 3.66m x 2.16m )

### **Outbuilding**

9' 10" x 7' 4" ( 3.00m x 2.24m )

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## >> **property images**



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## >> **property images**





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## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

Signature

Date

	Signature	Date
Marc Mcilveney		
Mr I.D. Rafis		

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