



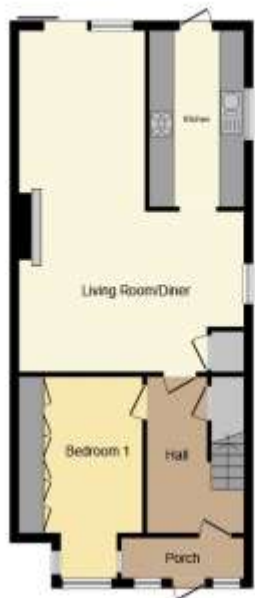
**Lambs Lane South, Rainham, RM13 9XH**

**welcome to**

**Lambs Lane South, Rainham**

MUST SEE!! Detached home with additional outbuildings including a two room studio, workshop and games room which are all attached and offers POTENTIAL TO CONVERT (STPP), there is an amazing garden with POOL, Leisure Suite with HOT TUB and shower, Off street Parking is ample and there is a garage.





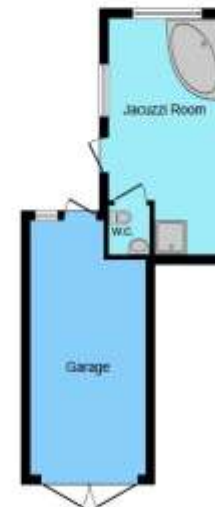
**Ground Floor**



**First Floor**



**Annex**



**Outbuilding**



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.

**Garden**

**Driveway**

**Entrance Hallway**

**Bedroom One (ground Floor)**

13' 9" x 11' 9" Into Wardrobes ( 4.19m x 3.58m Into Wardrobes )

**Lounge And Dining Room**

25' 5" Max narrowing to 10' " x 18' 2" ( 7.75m Max narrowing to 3.05m x 5.54m )

**Kitchen**

**Bedroom Two (first Floor Rear)**

10' 6" Max x 10' 4" Max ( 3.20m Max x 3.15m Max )

**Shower Room**

**Bedroom Three (1st Flr Front)**

12' 4" Max x 11' Max ( 3.76m Max x 3.35m Max )

**Workshop**

19' 1" x 14' 6" ( 5.82m x 4.42m )

**Games Room**

27' 7" x 13' 6" ( 8.41m x 4.11m )

**Annex Room 1**

12' 1" x 11' 1" In to cupboard ( 3.68m x 3.38m In to cupboard )

welcome to

## Lambs Lane South, Rainham

- Detached Family Home
- Potential To Convert Outbuildings (stpp)
- Heated Swimming Pool
- Leisure Suite
- Barbecue Pavilion

Tenure: Freehold EPC Rating: D

offers in excess of

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RHM102449](https://www.williamhbrown.co.uk/Property/RHM102449)



Property Ref:  
RHM102449 - 0005

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.

William H Brown incorporating Porter Glenny is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown** incorporating  
Porter Glenny



**01708 559080**



[rainham@williamhbrown.co.uk](mailto:rainham@williamhbrown.co.uk)



82 Rainham Road, RAINHAM, Essex, RM13 7RJ



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**