



Rainham Road, Rainham, RM13 7SA

welcome to

Rainham Road, Rainham

This delightful 4 bed detached house, oozes with stunning character features situated in South Hornchurch.

The exceptional property exhibits, 2 LARGE RECEPTIONS, large MODERN KITCHEN plus utility, spacious converted stable, SIZEABLE GARDEN and AMAZING CEILING HEIGHTS throughout! Call to view!

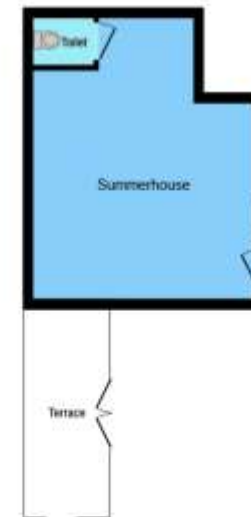




Ground Floor



First Floor



Garage

Lounge

16' 6" into Bay x 13' 1" (5.03m into Bay x 3.99m)

Dining Room

13' 2" x 14' 5" (4.01m x 4.39m)

Home Office

8' 2" x 8' 4" (2.49m x 2.54m)

Kitchen

11' 4" max x 23' 2" max (3.45m max x 7.06m max)

Utility Room

5' 3" x 8' 6" (1.60m x 2.59m)

Bedroom 1

14' 3" x 11' 3" (4.34m x 3.43m)

En Suite

Bedroom 2

9' 7" x 11' into wardrobe (2.92m x 3.35m into wardrobe)

Bedroom 3

10' 10" x 11' 6" (3.30m x 3.51m)

Bedroom 4

8' 9" x 8' 6" (2.67m x 2.59m)

Converted stables

21' 7" x 16' 2" (6.58m x 4.93m)

Garage

10' 9" max x 31' 4" max (3.28m max x 9.55m max)

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.

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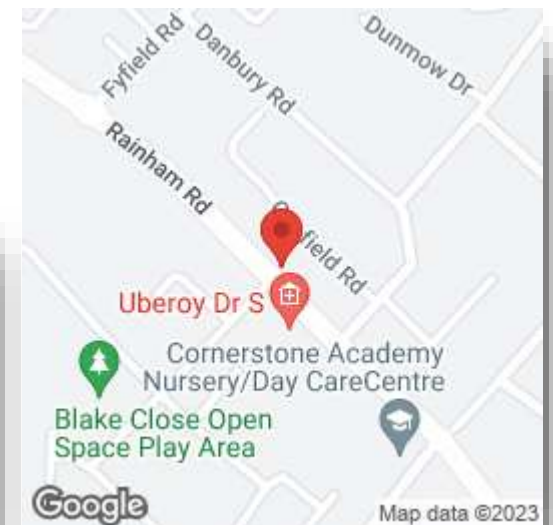
Rainham Road, Rainham

- OFFERS IN EXCESS OF £600,000
- BREATHTAKING FOUR BED DETACHED FAMILY HOME
- AMAZING POTENTIAL TO EXTEND STP
- TWO LARGE RECEPTION ROOMS
- LARGE MODERN KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£600,000



view this property online williamhbrown.co.uk/Property/RHM102270

Please note the marker reflects the
postcode not the actual property



Property Ref:
RHM102270 - 0012

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.

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