



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£425,000**

**Freehold**

3x  1x  1x 

**Gainsborough Road,  
Rainham, Essex, RM13**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Well located family home in a popular road, close to Hornchurch Country Park
- Modern fitted kitchen
- Good size rear garden
- Detached garage at the rear
- Potential to extend (subject to planning permissions)

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'7 x 10'0 (3.84m x 3.05m)

Dining Area : 11'0 x 9'0 (3.36m x 2.75m)

Kitchen : 8'7 x 7'4 (2.62m x 2.24m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'7 x 10'6 into fitted wardrobes (3.84m x 3.20m)

Bedroom 2 : 10'7 x 10'0 (3.23m x 3.05m)

Bedroom 3 : 6'4 x 5'9 (1.93m x 1.75m)

Bathroom

### OUTSIDE

Rear Garden

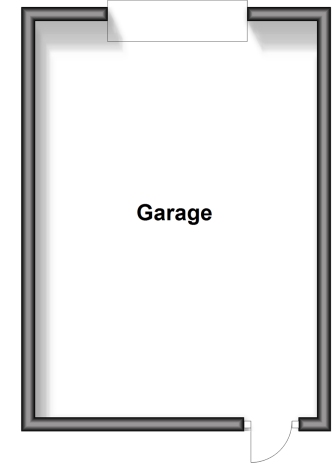
Front garden

### OUTBUILDING

Detached Garage: 18'9 x 13'7 (5.72m x 4.14m)

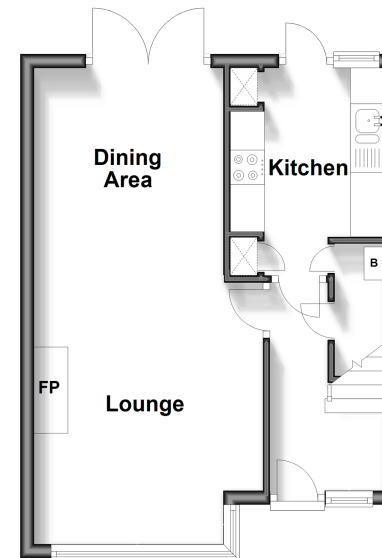
### Outbuilding

Approx. 23.8 sq. metres (255.9 sq. feet)



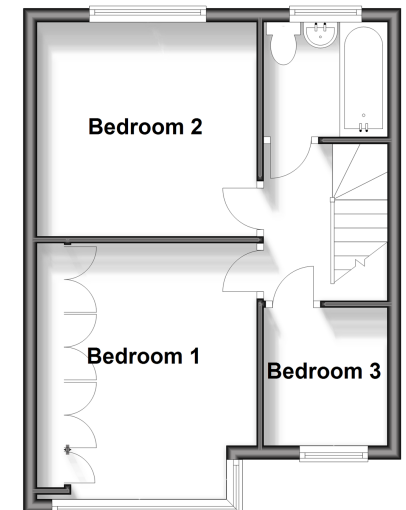
### Ground Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



### First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



**Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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