



Price

£430,000

Freehold

3x  1x  1x 

Blacksmiths Lane,  
Rainham, Essex, RM13

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Three bedroom semi detached home on a corner plot position
- Detached double garage
- Kitchen/diner
- Side & rear garden
- Potential to extend STPP
- Good location for Rainham Station & amenities

## Accommodation

### GROUND FLOOR

Entrance hall

Lounge: 18'8 x 13'5 (5.69m x 4.09m)

Kitchen/diner: 18'9 x 10'1 (5.72m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 10'9 x 10'4 into fitted wardrobes (3.28m x 3.15m)

Bedroom 2: 10'1 x 9'2 up to fitted wardrobes (3.08m x 2.80m)

Bedroom 3: 7'10 x 6'9 (2.39m x 2.06m)

Bathroom: 7'5 x 6'3 (2.26m x 1.91m)

### OUTSIDE

Rear garden

Side garden

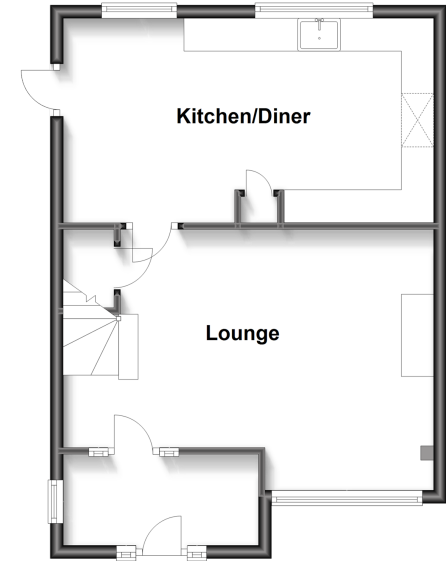
Detached garage: 25'0 x 19'5 (7.63m x 5.92m)

Off road parking

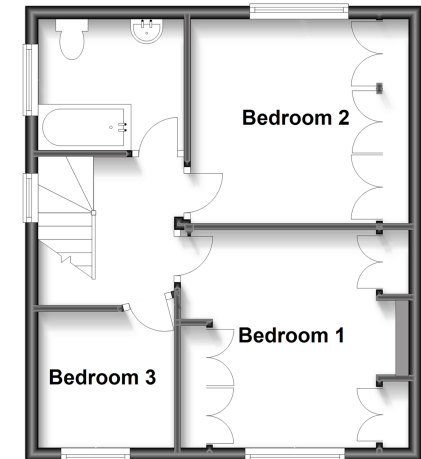
**Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.

**Ground Floor**  
Approx. 39.2 sq. metres (421.9 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.8 sq. feet)



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