

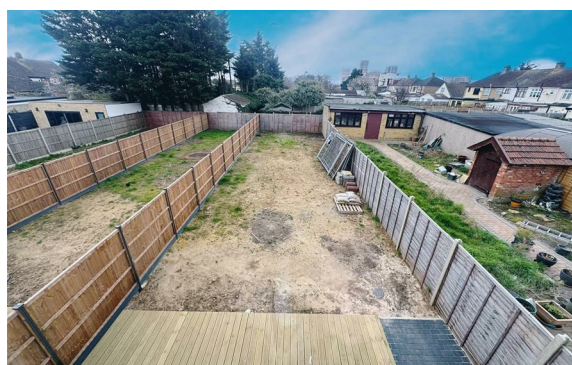


Frederick Road, Rainham

Offers Over £500,000



- A brand new four bedroom fantastic size family home
- Excellent size living space throughout
- Beautifully presented
- Stunning kitchen/diner
- Lovely size lounge
- Ground floor wc
- Beautiful family bathroom
- Four good size bedrooms
- Wonderful size rear garden
- Parking to front



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

Nestled on Frederick Road in the charming area of Rainham, this splendid new build end terrace house offers an exceptional living experience for families. Boasting four generously sized bedrooms, this property is designed to provide ample space for both relaxation and entertainment.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a lovely lounge, perfect for unwinding after a long day. The ground floor also features a convenient WC, ensuring practicality for family living. The heart of the home is undoubtedly the stunning kitchen/diner, which provides an excellent space for family meals and gatherings, making it ideal for those who enjoy cooking and entertaining.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a comfortable retreat. The family bathroom is beautifully appointed, providing a serene space for relaxation.

Outside, the property boasts a wonderful size rear garden, perfect for children to play or for hosting summer barbecues. Additionally, there is parking available to the front, adding to the convenience of this delightful home.

This fantastic property combines modern living with a family-friendly layout, making it an ideal choice for those seeking a new home in a vibrant community. Don't miss the opportunity to make this beautiful house your new family home.

Entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC.

Lounge 16'2 x 11'5 double glazed window to front.

Kitchen/diner 16'1 x 11'9 French double glazed doors to rear. Double glazed window. Range of high gloss wall and base mounted units with matching pan size storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Hob, oven and extractor hood to remain. Space for other appliances.

First floor landing is home to four bedrooms and family bathroom.

Bedroom one 11'5 x 10'4 max. Double glazed window to front.

Bedroom two 10'4 x 10'1 double glazed window to rear.

Bedroom three 8'1 x 6'7 double glazed window to front.

Bedroom four 9'0 x 5'4 double glazed window to rear.

Bathroom comprises white panel bath fitted with shower/mixer tap. Vanity wash hand basin and WC. Part tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Rear garden commences with paved patio seating area. Side access.

Driveway parking with EV car charger.

Council Tax Band: tbc

Local Authority: Havering

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

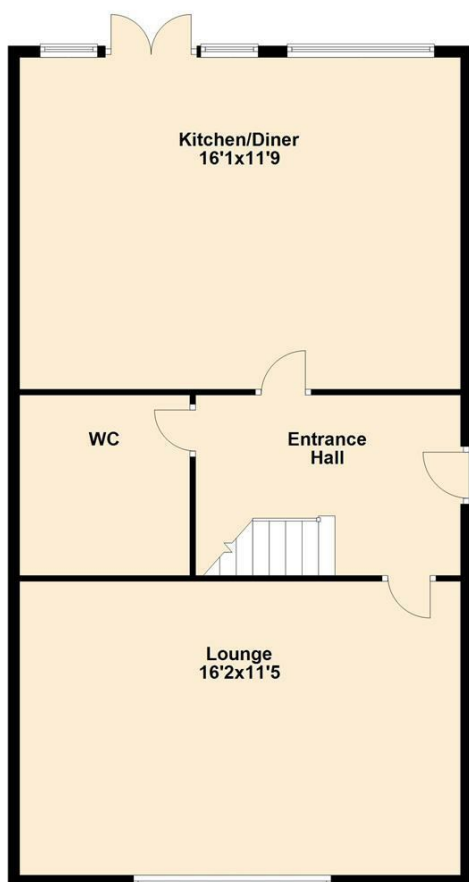


Local Life

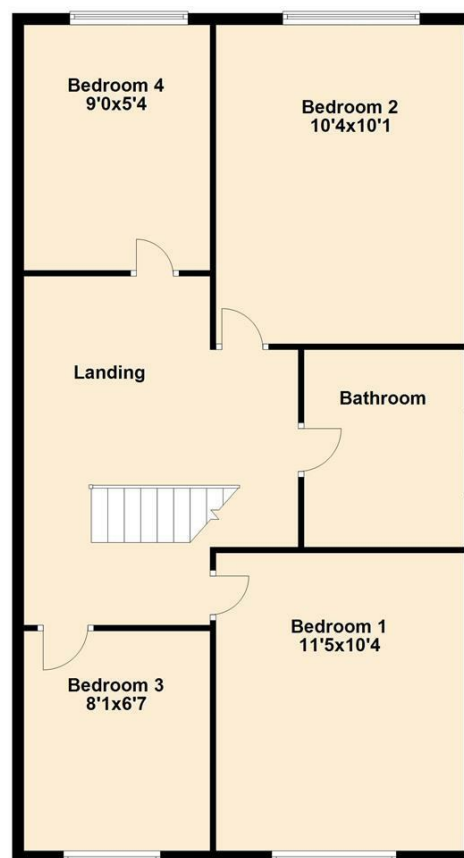
Rainham is a suburb of East London, England, in the London Borough of Havering. Historically an ancient parish in the county of Essex, Rainham is 13.6 miles east of Charing Cross and is surrounded by a residential area, which has grown from the historic village, to the north and a commercial area, fronting the River Thames, to the south. As part of the suburban growth of London in the 20th century, Rainham significantly expanded and increased in population, becoming part of Hornchurch Urban District in 1934, and has formed part of Greater London since 1965. The economic history of Rainham is underpinned by a shift from agriculture to industry and manufacture and is now in a period of regeneration, coming within the London Riverside section of the Thames Gateway redevelopment area.



Ground Floor



First Floor





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