



# 8 Shorefields

Rainham ME8 8SB

**Price Guide £450,000**



Price Guide £450,000 - £475,000

Welcome to this charming detached house located in the picturesque area of Shorefields, Rainham. This delightful home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Built in 1997, this house exudes character and charm while offering modern amenities for your comfort. The property spans 1,152 sq ft, providing a spacious and inviting atmosphere for you to call home.

One of the highlights of this lovely house is the en-suite, offering a touch of luxury and convenience. The orangery adds a touch of elegance to the property, creating a bright and airy space for you to enjoy throughout the year, with access to the flat maintained rear garden.

Parking will never be an issue with space for three vehicles on the driveway, ensuring both convenience and peace of mind. Whether you're hosting a gathering or simply returning home after a long day, you'll always find a spot for your vehicles.

Don't miss the opportunity to make this charming detached house in Shorefields, Rainham, your new home. With its spacious layout, modern amenities, and convenient location, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards making this house your own.

EPC Rating D. Council Tax Band E. Awaiting confirmation if any management fee's. Virtual Tour Available.



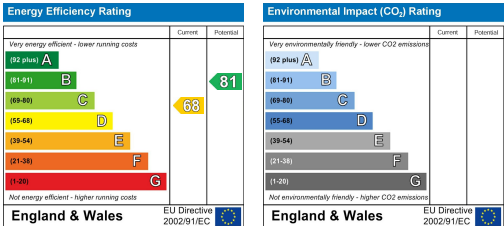
## Area Map



## Floor Plans

|                            |   |
|----------------------------|---|
| <p><b>Ground Floor</b></p> | <p><b>Approximate total area<sup>(1)</sup></b><br/>1194.37 ft<sup>2</sup><br/>110.96 m<sup>2</sup></p> <p><b>Reduced headroom</b><br/>3.79 ft<sup>2</sup><br/>0.35 m<sup>2</sup></p>  |
| <p><b>Floor 1</b></p>      | <p>(1) Excluding balconies and terraces</p> <p>☐ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE 360</b></p> |

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.