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52 Henry Street

• Rainham

Price: Offers In Excess Of £425,000



52, Henry Street, , ME8 8HF
Offers In Excess Of £425,000

- 3 BEDROOM DETACHED FAMILY RESIDENCE
- OFFERS IN EXCESS OF £425,000!
- OFFERING GOOD PROXIMITY TO RAINHAM TOWN CENTRE & TRAIN STATION
- NO ONWARD CHAIN!! EPC RATING "D", COUNCIL TAX BAND "D"
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 3/4 CARS
- SECLUDED AND ESTABLISHED REAR GARDEN OF APPROX. 80'
- EXTENDED ACCOMMODATION
- GROUND FLOOR SHOWER ROOM & UPSTAIRS BATHROOM
- LOCATED IN A SOUGHT AFTER RESIDENTIAL LOCATION
- APPROX. 1172 SQ FT

OFFERS IN EXCESS OF £425,000

Welcome to this charming detached house located on Henry Street in the lovely area of Rainham. This property boasts a spacious 1,172 sq ft of living space, perfect for a family looking for a new home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. With three bedrooms, there is plenty of space for everyone to have their own sanctuary. The two bathrooms ensure no more waiting in line during the morning rush.

One of the standout features of this property is the parking space available for up to three vehicles. Say goodbye to the hassle of searching for parking after a long day at work!

Located in Rainham, you'll enjoy the tranquility of this residential area while still being within easy reach of local amenities and transport links. Whether you're looking to unwind in the nearby parks or explore the town centre, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your new home. Book a viewing today and envision the possibilities that this property holds for you and your family.

Entrance Hall

Hardwood entrance door. Stair case to first floor. Radiator. Built in cupboard housing boiler. Built in storage cupboard.

Lounge/Dining Room

24'0" x 11'3" red to 9'8" (7.34m x 3.43m red to 2.95m)
Double glazed window to front, 2 radiators. Bi-folding doors to :

Dining Area/Conservatory

14'2" x 11'1" (4.32m x 3.40m)
Twin double glazed French doors to rear garden. Radiator.

Kitchen

13'5" max x 11'2" (4.09m max x 3.42m)
Double glazed window to rear. Fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and 5 ring gas hob. Space for fridge/freezer.

Inner Hall

Shower Room

Frosted double glazed window to front. Suite comprising shower cubicle, low level WC and pedestal wash hand basin,

Utility Room

Frosted double glazed door to side. Space and plumbing for washing machine and dishwasher.

Landing

Double glazed window to side. Access to loft space.

Bedroom 1

11'11" x 9'8" (3.64m x 2.96m)
Double glazed window to rear, radiator, built in storage cupboard.

Bedroom 2

11'9" x 8'10" (3.60m x 2.71m)
Double glazed window to front, radiator.

Bedroom 3

8'9" max x 7'11" max (2.68m max x 2.42m max)
Double glazed window to front, radiator.

Exterior

Rear Garden

Approx. 80' in depth; an established and secluded garden featuring lawns and established borders. Side pedestrian access. Workshop.

Frontage

Driveway providing off road parking for 3/4 cars.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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