

# property details **approval form**

120 Rothbury Avenue, Rainham, Essex, England, RM13 9HZ

**Date:** 19 February 2026

**Property Ref and Version:** RHM103026 - 0006

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown Corp office:** 82 Rainham Road, RAINHAM, Essex, RM13 7RJ

**T** 01708 559080 **E** rainham@williamhbrown.co.uk

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## >> **price**

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offers in excess of £475,000

Tenure: Freehold

## >> **key features**

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- > Spacious Semi-Detached Chalet Bungalow
- > Four Bedrooms
- > Two Bathrooms
- > Off-Street Parking
- > Excellent Location
- > Close to Schools & Green Spaces
- > Generous Garden
- > EPC Rating: C

## >> **short description**

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More space, more flexibility, more family living — discover it all in Rainham Village.

Four bedrooms, office room, big lounge, garden, and parking.

Minutes from C2C links, parks, and top local schools.

## >> **long description**

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Located in the heart of Rainham Village, this spacious semi-detached chalet bungalow offers an adaptable layout ideal for growing families.

The ground floor features a large through-lounge, a good-sized kitchen with separate utility room, a double bedroom, a modern shower room, and an additional versatile room perfect for a home office, study, or playroom.

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Upstairs, three further bedrooms and a full family bathroom provide plenty of space for everyone.

Outside, the generous rear garden is ideal for entertaining and family activities, with off-street parking at the front for added convenience.

Less than a mile from Rainham C2C station, the property is well placed for commuters and close to local amenities including Tesco, village shops, cafés, and eateries. Nearby schools include Brady Primary, Rainham Village Primary, and Harris Academy, along with green spaces such as Berwick Ponds, Wennington Marshes, and Ingrebourne Hill Country Park.

Offering excellent space and flexibility — including a dedicated area for home working — this is a superb family home. Book your viewing today.

**>> directions**

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## >> **room description**

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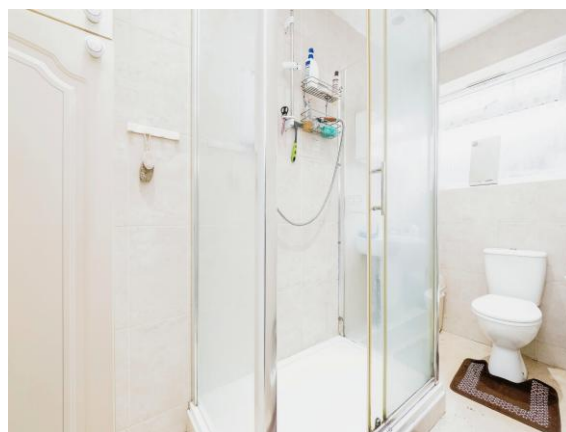
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## >> floor plan

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

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**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Bogdan Andrusca</b>		
<b>Mr D. Dua</b>		

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