



South Hall Drive, Rainham, RM13 9HS Offers In Excess Of £425,000



**** IDEAL FAMILY HOME READY TO MOVE INTO WITHIN WALKING DISTANCE TO RAINHAM C2C STATION. WELL PRESENTED WITH FULLY POWERED OUTHOUSE ****

OC Homes are delighted to present to the sales market this wonderful three bedroom mid-terrace family home in Rainham, RM13. The property is located within a nice, quiet residential street, boasting a landscaped rear garden with fully powered outhouse and potential extend to the rear and into the loft (STPP). It is ideally located in a sought after part of Rainham, being a short walk from Rainham Station on c2c line and close to a local park, a number of local amenities, including Tesco Supermarket, Leisure Centre with pool, and offers great scope to improve as and when desired.

The property has been well maintained by the current owners and is the ideal family home, ready to move into, with scope to extend as required. Accommodation comprises; ground floor - entrance hallway, great size double reception room with dining area, modern kitchen, and well maintained rear garden with outhouse and potential for rear access. First Floor; three well decorated bedrooms and modern three piece bathroom, with access to a good size loft space, which can be converted to create a fourth bedroom and bathroom (STPP). Externally the front garden is fully paved providing scope for off street parking, and a low maintenance rear garden with outhouse that can be used as a home office or gym space.

The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links, with it being less than a 15 min walk (0.6 miles) to Rainham Station (c2c Line) and the much sought after Harris Academy Secondary school at the top of the adjoining road. To arrange a viewing please call the OC Homes Sales team now.

- IDEAL FAMILY HOME
- WALKING DISTANCE TO RAINHAM C2C STATION
- SCOPE TO EXTEND
- LOTS OF LOCAL AMENITIES
- EASY ACCESS INTO LONDON
- CATCHMENT FOR HARRIS ACADEMY SECONDARY SCHOOL
- SOUGHT AFTER LOCATION
- PARK, SUPERMARKET & LEISURE CENTRE WITHIN WALKING DISTANCE

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

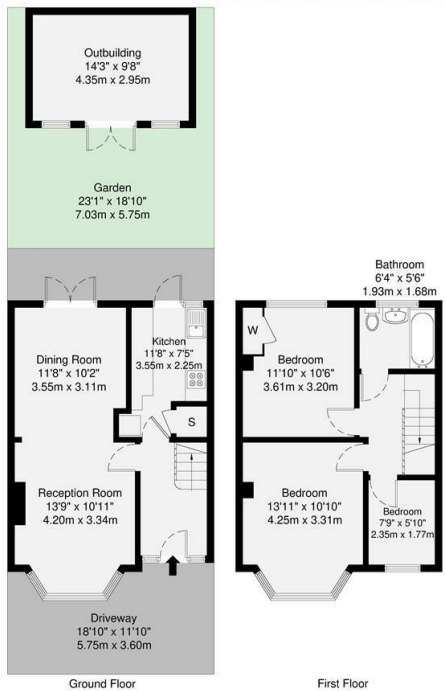




South Hall Drive, RM13

79.3 sq m / 853 sq ft

12.8 sq m / 138 sq ft



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			

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			

DISCOS INTERNAL AREA (GFA) The total area of this property: 79.3 sq m / 853 sq ft

TOTAL STORAGE SPACE Storage and covered shed area: 1.8 sq m / 19 sq ft

EXTERNAL FEATURES Double Glazing, French Windows, etc.: 61.1 sq m / 657 sq ft

RESTRICTED HEAD HEIGHT Limited on one level: 3.0m: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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.



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