

property details **approval form**

1 Fairview Avenue, Rainham, Essex, England, RM13 9RL

Date: 14 November 2025

Property Ref and Version: RHM103055 - 0005

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

£600,000

Tenure: Freehold

>> **key features**

- > Semi Detached
- > Side and Rear Extensions
- > Prime Location
- > Family Friendly Layout
- > Parking For Three Cars
- > Low Maintenance Garden
- > Side Access
- > Close to Schools and Green Spaces
- > EPC Rating: C

>> **short description**

Stunning 4-bed extended semi in North Rainham's Fairview Avenue — ideal for families seeking space and style.

Spacious kitchen diner, two bathrooms, utility room, and low-maintenance garden with side access.

Three parking spaces, loft potential, and excellent links to London — your perfect suburban

>> **long description**

Immerse yourself in the charm of this beautifully extended four-bedroom semi-detached home on Fairview Avenue, North Rainham — a peaceful enclave in Essex with excellent links to Central London. Perfect for families and upsizers, this property offers generous living space thanks to thoughtful side and rear extensions, including an additional upper-level bedroom, utility room, and second bathroom.

Step inside to discover a home in impeccable condition, featuring quality fixtures and a warm, sophisticated ambiance. The spacious kitchen diner is the heart of the home — ideal for family meals and entertaining — with direct access to a low-maintenance garden boasting a patio, artificial lawn, and side access.

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Upstairs, four well-appointed bedrooms are served by a family bathroom, while the loft offers potential for further expansion (STPP). With three dedicated parking spaces and proximity to excellent schools, green spaces, and transport links, this property blends suburban tranquillity with urban convenience.

Fairview Avenue isn't just a house — it's your next chapter in comfort, style, and practicality.

>> **directions**

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>> room description

Lounge

24' Into Bay x 11' 6" narrowing to 10' 7" (7.32m Into Bay x 3.51m narrowing to 3.23m)
Spacious through lounge featuring a charming front bay window, wood-effect flooring, and a cosy log burner — seamlessly flowing into the bright, modern kitchen.

Kitchen Diner

24' 3" x 14' 10" Max (7.39m x 4.52m Max)
Located in the rear extension, the bright and spacious fully fitted kitchen features elegant cream units paired with rich hardwood worktops. Natural light pours in through two skylights, a double-glazed window, and French doors that open directly onto the garden — creating a seamless indoor-outdoor flow.

Bedroom One

20' 8" x 7' 5" (6.30m x 2.26m)
Positioned within the side extension, the spacious main bedroom benefits from double-glazed windows with both front and rear aspects, flooding the room with natural light. Presented in excellent condition, it offers a peaceful retreat with ample space for wardrobes and furnishings — perfect for relaxing at the end of the day.

Bedroom Two

10' 7" x 10' 9" (3.23m x 3.28m)
This well-appointed bedroom features double-glazed windows with a front aspect that invites natural light and offers a peaceful outlook — an ideal space for rest and relaxation.

Bedroom Three

9' 8" x 10' 7" Into Recess (2.95m x 3.23m Into Recess)
Well decorated and filled with natural light, this bedroom features double-glazed windows with a rear aspect offering peaceful views over the garden — a perfect blend of comfort and tranquillity.

Bedroom Four

7' 9" x 5' 11" (2.36m x 1.80m)
A good-sized single bedroom with a front-facing double-glazed window, offering natural light and a comfortable space ideal for a child, guest, or home office.

Ground Floor Shower Room

This modern ground floor shower room features a double-sized cubicle, complemented by stylish stone-effect wall and floor tiles. A double-glazed window with obscure glass ensures both privacy and excellent ventilation, making it a practical and elegant addition to the home.

First Floor Bathroom

The upstairs bathroom features a full-sized bath with sleek mixer taps, classic white wall tiles, and cushioned lino flooring. A double-glazed window with obscured glass provides privacy while allowing natural light and ventilation — creating a bright, functional, and relaxing space.

Gf Storage Cupboard

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>> **room description**

Generous storage space with excellent potential to be transformed into a utility room — offering flexibility to suit your lifestyle needs.

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>> **room description**

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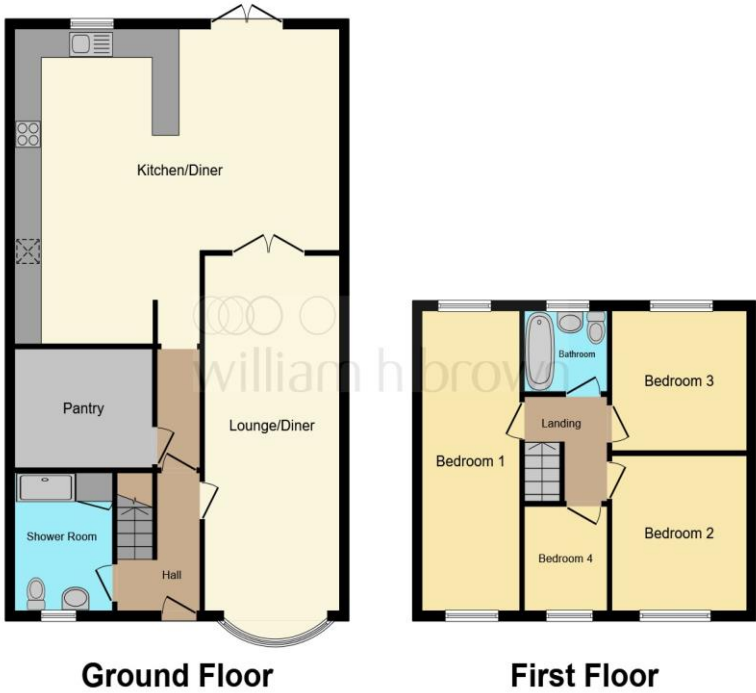
>> **property images**



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>> floor plan



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

>> approval

Signature		Date
Marc Mcilveney		
Mr & Mrs J.&.H. Allen		