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17 Lyndhurst Avenue

• Rainham

Price: Offers In Excess Of £400,000



17, Lyndhurst Avenue, , ME8 0HE

Offers In Excess Of £400,000

- 3/4 BEDROOM SEMI DETACHED HOUSE IN POPULAR RAINHAM RESIDENTIAL AREA
- CONVENIENT ACCESS FOR LOCAL SCHOOLS, AMENITIES AND ROAD CONNECTIONS
- 1,032 SQ FT OF LIVING ACCOMMODATION
- FANTASTIC EXTENDED KITCHEN/DINING ROOM, WITH SEPARATE RECEPTION ROOM/BEDROOM
- DOWNSTAIRS WC AND FIRST FLOOR FAMILY BATHROOM
- SINGLE GARAGE AND OFF ROAD PARKING FOR SEVERAL CARS
- WELL MAINTAINED, SOUTH FACING, REAR GARDEN OF APPROX. 70 IN DEPTH.
- A MUST VIEW!!
- OPEN DAY 11AM TO 1PM SATURDAY 23rd MAY
- EPC RATING "D"

Nestled in the charming area of Lyndhurst Avenue, Rainham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom is thoughtfully designed, catering to the needs of the household.

Situated in a friendly neighbourhood, this property benefits from local amenities and excellent transport links, making it an attractive option for commuters and families alike. The surrounding area boasts parks and schools, enhancing the appeal for those with children or those who enjoy outdoor activities.

This semi-detached house on Lyndhurst Avenue is not just a place to live; it is a place to call home. With its spacious rooms and convenient location, it presents a wonderful opportunity for anyone looking to settle in Rainham. Do not miss the chance to view this lovely property and envision your future here.

#### Porch

#### Entrance Hall

#### Lounge/Bedroom

14'1" into bay x 11'2" (4.30m into bay x 3.42m)

#### Kitchen/Dining Room

22'5" x 16'6" (6.85m x 5.05m)

#### WC

#### Landing

#### Bedroom 1

14'0" into bay x 9'10", (4.28m into bay x 3.00)

#### Bedroom 2

10'8" x 10'8" (3.26m x 3.26m)

#### Bedroom 3

8'0" max x 7'3" max (2.46m max x 2.23m max)

#### Bathroom

#### Exterior

#### Rear Garden

Approx. 70' in depth featuring lawn and patio areas with established trees, plants and shrubs.

#### Frontage

Block paved driveway providing off road parking for several cars.

#### Garage

15'2" x 7'8" (4.64m x 2.34m)

#### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

#### Important Notice

Harrison's 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 and the photographs may have been enhanced using photo editing software.

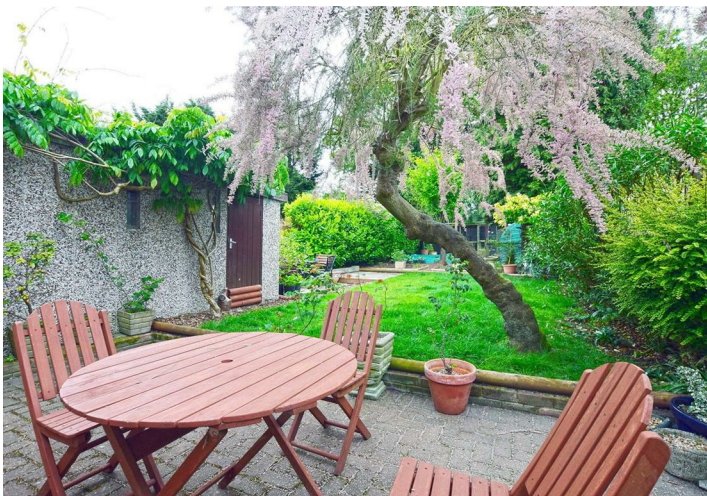
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### 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

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtens Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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			
England & Wales		EU Directive 2002/91/EC	

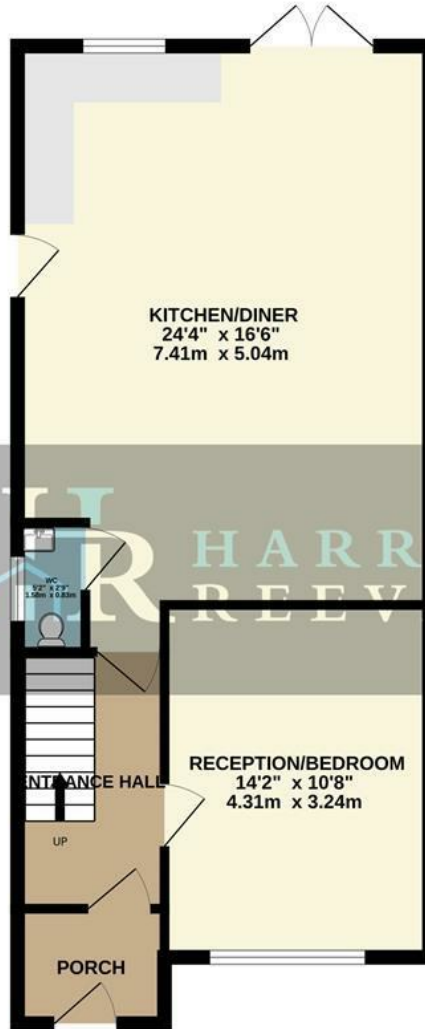
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

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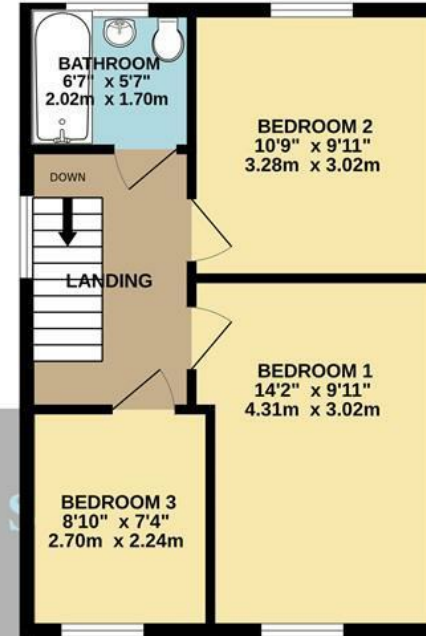
GARAGE  
118 sq.ft. (11.0 sq.m.) approx.



GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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