



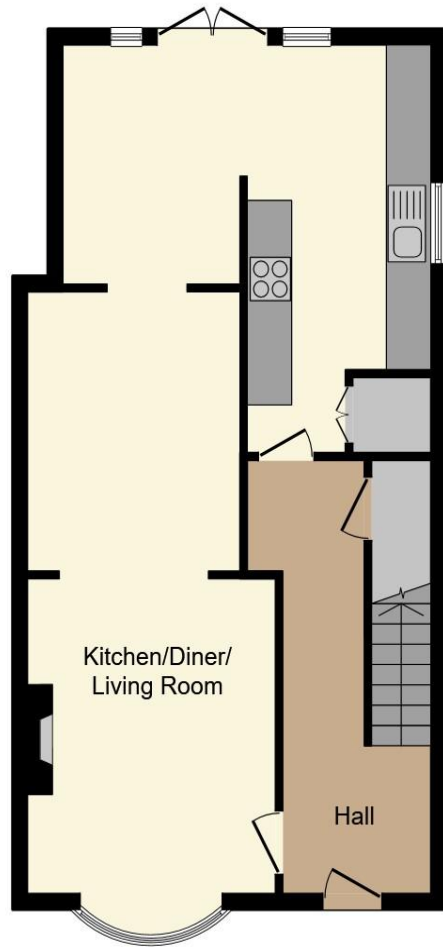
Upminster Road North, Rainham, RM13 9RY

welcome to

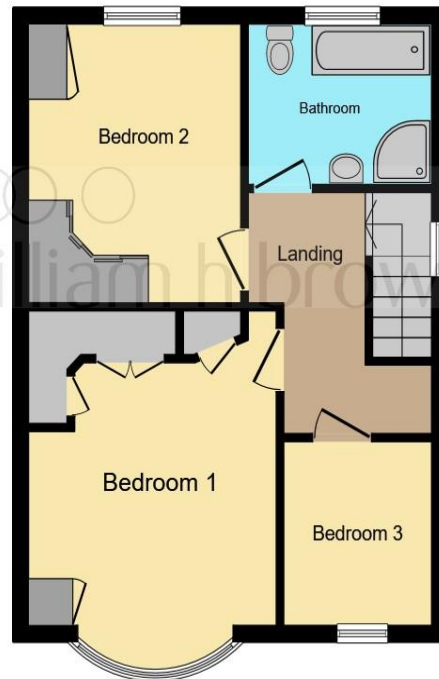
Upminster Road North, Rainham

Stylish three-bed semi with modern interiors, off-street parking, and a garden retreat.
Granite kitchen, four-piece bathroom, and workshop—your forever home starts here.





Ground Floor



First Floor



Outbuilding

Lounge

26' 2" x 12' 2" Max (7.98m x 3.71m Max)

Kitchen

Bedroom One

14' 2" From bay into Wardrobe x 10' 11" Max (4.32m From bay into Wardrobe x 3.33m Max)

Bedroom Two

11' 5" Into Wardrobe x 9' 5" Max (3.48m Into Wardrobe x 2.87m Max)

Bedroom Three

7' 5" x 6' 6" (2.26m x 1.98m)

Out Building

15' 3" x 7' 5" Max (4.65m x 2.26m Max)

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

welcome to

Upminster Road North, Rainham

- Three bedrooms, two with fitted wardrobes
- Sleek granite kitchen with appliances
- Tiled flooring through hallway and kitchen
- Four-piece bathroom with separate shower
- Loft space with extension potential (STPP)

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RHM103076



Property Ref:
RHM103076 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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