



Ryder Gardens, Rainham, RM13 7LS

Guide Price £625,000





First Floor.
1 : 100

Plot 1 (2B3P) -	
Name	

P1 - First Floor	37 m ²
P1 - Ground Floor	38 m ²
Grand total: 2	75 m ²

Plot 2 (1B2P) -	
Name	

P2 - First Floor	32 m ²
P2 - Ground Floor	32 m ²
Grand total: 2	63 m ²



Rear Elevation.
1 : 100



Section A-A.
1 : 100

Ryder Gardens

Rainham, RM13 7LS

Local Authority: Havering
Tax Band: D

- EPC RATING C
- Fully income-generating
- Four bedrooms
- Off street parking
- Strictly by appointment only
- Freehold asset
- Excellent transport connectivity
- Two reception rooms
- Potential development

GUIDE PRICE-£625,000-£650,000

Income-Producing Investment with Development Potential to Convert into Two Houses/Flats (STP) – Corner Plot Opportunity

Estimated GDV: In Excess of £1 Million

An excellent opportunity to acquire a fully income-generating semi-detached property, strategically positioned on a prominent corner plot in South Hornchurch. This asset combines immediate rental returns with strong medium-to-long-term development potential, making it an ideal addition to any investor portfolio.

Income & Asset Overview

The property is currently fully let, providing consistent and reliable income from day one. Recently refurbished throughout, highly maintained property allowing investors to benefit from a turnkey income stream.

Refurbishment works include:

- Newly installed kitchen with modern appliances
- Upgraded bathroom suites
- New flooring and decorating throughout
- Recently fitted central heating system

Development & Value-Add Potential

The property offers clear scope for asset enhancement and value creation, including:



Proposed Axo View

ENTRANCE

RECEPTION ONE 22'3" x 11'4" (6.79m x 3.46m)
Double-glazed window to front. Sliding doors to rear. Radiator.

RECEPTION TWO 22'3" x 14'9" (6.80m x 4.50m)
Double-glazed window to side and door. Radiator.
Two separate low flush w.c.

KITCHEN 10'4" x 8'6" (3.16m x 2.61m)
Range of wall and base units. Gas cooker with extractor fan above. Built-in oven. Single bowl drainer sink unit. Plumbing for Dishwasher. Space for fridge/freezer. Double glazed window to rear.

STAIRS TO FIRST FLOOR

BEDROOM ONE 18'10" x 14'7" (5.76m x 4.46m)
Double-glazed window to front and side. Radiator.
Separate low flush w.c.

BEDROOM TWO 8'3" x 6'5" (2.54m x 1.97m)
Double-glazed window to front. Radiator.

BEDROOM THREE 11'0" x 9'7" (3.36m x 2.94m)
Double-glazed window to rear. Storage units. Single bowl drainer sink unit. Radiator.





BEDROOM FOUR 12'5" x 11'0" (3.81m x 3.36m)
Double-glazed window to front. Radiator.

BATHROOM 6'5" x 5'6" (1.98m x 1.69m)

EXTERIOR
Surrounding Garden area.

AGENTS NOTE
-No service or appliances have been tested by Sandra Davidson Estate Agents.

SITE BENEFITS

- Corner plot offering flexibility for redevelopment
- Off-street parking for up to six vehicles
- Additional rear parking
- Two garden areas (side and rear)
- Vehicular access via Wells Gardens

KEY HIGHLIGHTS

- Freehold asset
- Fully income-generating
- Immediate income stream
- Asset management and development angles
- High GDV potential (over £1 million)
- Strong local rental demand
- Excellent transport connectivity







Floor Plans



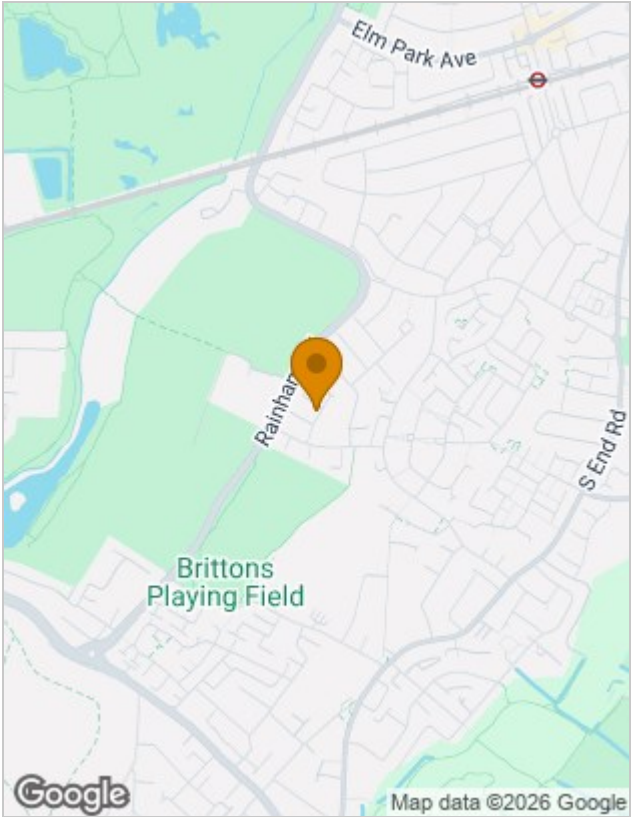
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

