



**Guide Price**  
**£450,000**

**Freehold**

3x  2x  1x 

**South Street, Rainham,**  
**Essex, RM13**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Prime location for great schools and transport links
- Ground floor cloakroom
- En-suite to Bedroom 1
- Modern home built in 2012
- Summer house (currently used as a beauty salon)

## Accommodation

### GROUND FLOOR

Hallway  
 Cloakroom  
 Kitchen/Breakfast Room: 16'2 x 7'7 (4.93m x 2.31m)  
 Lounge/Dining Room : 19'11 x 14'3 (6.07m x 4.35m)

### FIRST FLOOR

Landing  
 Bedroom 1: 17'8 (5.39m) x 14'3 (4.35m) narrowing to 10'5 (3.18m)  
 En-Suite  
 Bedroom 2: 14'2 x 12'3 (4.32m x 3.74m)  
 Bathroom

### SECOND FLOOR

Landing  
 Bedroom 3: 12'6 x 7'1 (3.81m x 2.16m)

### OUTBUILDING

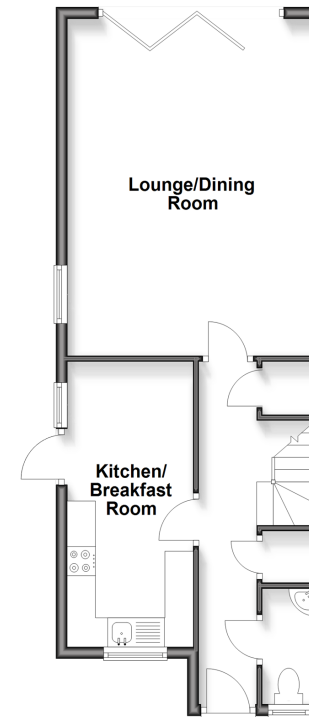
Room 1

### OUTSIDE

Off Road Parking  
 Rear Garden

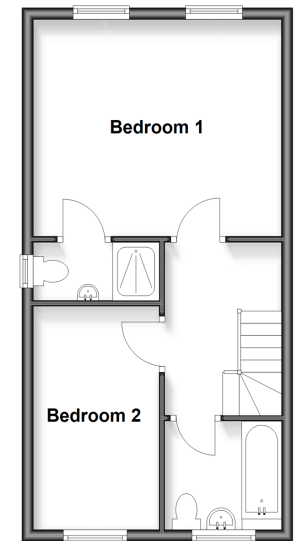
### Ground Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



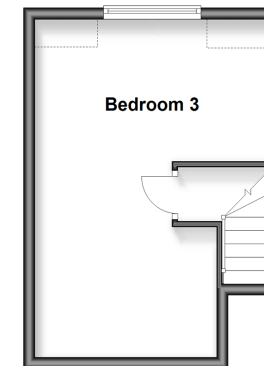
### First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



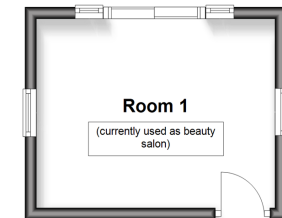
### Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



### Outbuilding

Approx. 13.7 sq. metres (147.0 sq. feet)



**Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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