



## South End Road, Rainham

Offers Over £650,000



- Nearly 1,900 sq ft of Accommodation Across Three Floors — Substantial family living with room for everyone (and their stuff).
- End-of-Terrace Corner Plot Position — Extra privacy, additional light and a noticeably more open feel than mid-terrace homes.
- Private Driveway Plus Garage in Block — No parking stress, plus valuable extra storage.
- Two Reception Rooms = Lifestyle Flexibility — Formal dining, home office, cinema room or playroom — adaptable to modern living.
- Contemporary Kitchen with Hidden Utility & Boiler — Clean lines, smart layout and practical everyday design.
- South-Facing, Low-Maintenance Garden — Designed for sunshine without the Sunday lawn drama.
- Principal Bedroom with En-Suite & Fitted Wardrobes — A calm and functional retreat.
- Four Bedrooms on First Floor Including 10'3 x 10'3 Double — Even the “smallest” room is impressively usable.
- Modern Bathroom (2021) + Recent Flooring & Carpets (2023–2024) — Move-in ready with key upgrades already done.
- Versatile Second Floor with Conversion Potential (STPP) — A home that offers future growth and added value opportunities.



# Five Bedrooms | Corner Plot | Driveway Parking | South-Facing Garden | 1,900 sq ft of “Wow, This Is Bigger Than We Thought”

If space, sunlight and storage are on your wish list... this one is about to tick every box.

Positioned proudly on a generous corner plot along South End Road, this substantial five-bedroom end-of-terrace home delivers just under 1,900 sq ft of versatile, beautifully maintained living space — with driveway parking, a garage in block and a south-facing garden that actually gets the sun (yes, even in the afternoon).

From the moment you arrive, the end-of-terrace position gives this home a brighter, more private feel. Step inside and you're welcomed by a spacious hallway with stairs rising to the first floor and a practical under-stairs storage cupboard — because real life requires somewhere to hide shoes, coats and the occasional Amazon delivery.

To the left, the main lounge is warm, inviting and perfect for movie nights or hosting friends. To the right, a second reception room offers serious flexibility — dining room, playroom, home office, gaming den... you decide.

The kitchen is sleek and modern, offering generous worktop space and smart storage. A cleverly designed utility cupboard keeps appliances neatly tucked away, while the combi boiler is hidden from view — because even boilers deserve discretion.

Step outside and you'll find a south-facing, low-maintenance garden designed for easy living. Less mowing, more relaxing. Less weeding, more wine evenings. It's a space made for summer BBQs and stress-free upkeep.

First Floor — Where Comfort Meets Practicality

Upstairs, four well-proportioned bedrooms await.

The principal bedroom offers fitted wardrobes and a stylish shower en-suite — your own private retreat at the end of a long day.

Another bedroom also benefits from fitted wardrobes (because storage is always a win). The smallest bedroom measures approximately 10'3 x 10'3 — still a very comfortable double, ideal for guests, children or a home office that doesn't feel like a cupboard. The final first-floor bedroom includes a built-in cupboard for even more clever storage.

The family bathroom was renovated in 2021 and presents in fresh, modern condition.

Second Floor — The Bonus Level

The top floor adds even more flexibility.

One room includes fitted wardrobes and works perfectly as a generous bedroom suite. The other is currently used as a loft-style space but offers exciting potential to convert into a formal bedroom or additional living area in the future (subject to permissions). Future-proofing? We love to see it.

The Updates (Because Buyers Always Ask)

Bathroom renovated in 2021  
New flooring throughout in 2023  
Brand new carpets installed in 2024  
Garage in block  
Driveway parking  
Approx. 1,900 sq ft of internal space

In short? This is the kind of home that grows with you. Plenty of bedrooms, flexible living space, modern finishes and room to evolve — all wrapped up in a bright corner-plot setting.

Rainham is fast becoming one of Essex's most appealing residential hotspots, offering the perfect balance between suburban comfort and city convenience. Popular with families and commuters alike, the area benefits from excellent transport links into London via Rainham Station, making it ideal for those seeking more space without sacrificing connectivity. The town offers a strong



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**THE SMALL PRINT:**

**MATERIAL INFORMATION:** <https://reports.sprift.com/property-report/258-south-end-road-rainham-rm13-7xt/5048004>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

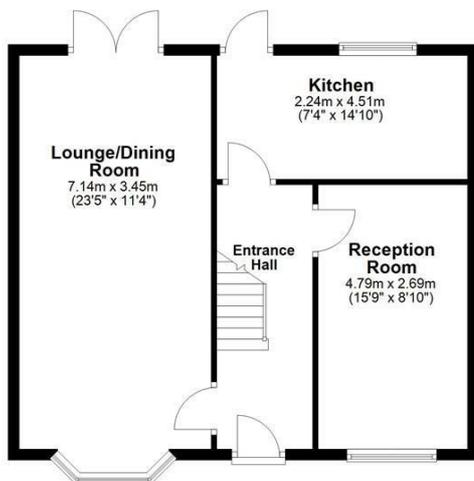
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

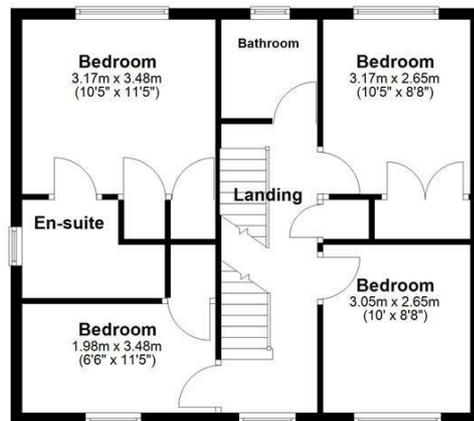
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



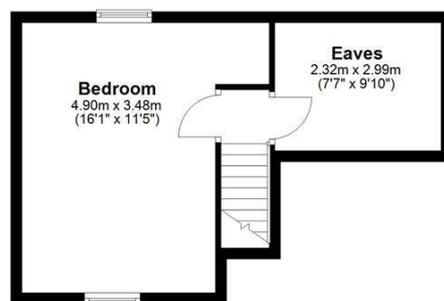
**Ground Floor**



**First Floor**



**Second Floor**





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