



Keith
Ashton

Stanley Road North,
Rainham



40 STANLEY ROAD NORTH

Rainham, RM13 8AX

Guide Price £725,000

We are delighted to bring to market this fabulous, well-maintained, 4 DOUBLE bedroom detached family home which offers almost 2400 sq.ft of well-balanced accommodation over both levels. The rear garden measures approx. 100' in length and has a good selection of mature trees and shrubs to the borders, whilst to the front there is ample parking on your own driveway which gives access to a double length garage. The property is ideally positioned for easy access into London via rail or road, being within easy reach of the A13 and Rainham C2C train station. Furthermore, you are within walking distance of bus routes to surrounding areas which also includes the recently opened SL12 Superloop bus route.

FOUR DOUBLE BEDROOMS

DRESSING AREA & EN-SUITE TO MASTER
BEDROOM

DOUBLE LENGTH GARAGE & OFF STREET
PARKING

KITCHEN / DINER WITH NEWLY FITTED
KITCHEN UNITS

SPACIOUS LIVING ROOM

SEPARATE UTILITY ROOM

LARGE, MATURE REAR GARDEN

SEPARATE SITTING ROOM



Description

Entering the property, you find yourself in a bright and spacious reception hallway with stairs rising to the first floor and doors into the living room, kitchen / diner and into a spacious ground floor cloakroom fitted with a white suite. There are two storage cupboards and additional space under the staircase which could be utilised for further storage space or for a study / office area. A large living room provides a comfortable space to relax, with a bay window to the front aspect allowing for plenty of natural lighting into this room. A fabulous kitchen / diner, which is open plan to a separate sitting room is almost certainly the heart of this family home. The kitchen has been recently re-fitted in an extensive range of ivory coloured 'shaker' style wall and base units with a central island unit in contrasting charcoal grey which provides additional work surface, storage and seating. Space is provided for a large, double fronted fridge/freezer and there is also a Range cooker and integrated dishwasher which will remain. There is further space for appliances and additional storage in a separate utility room which is off the kitchen and has convenient access into the rear garden. Open plan to the kitchen is a good-sized sitting room with a stylish media wall and further access via French doors into the garden. This kitchen / diner and open plan sitting room provides a lovely space for family gathering or entertaining friends.

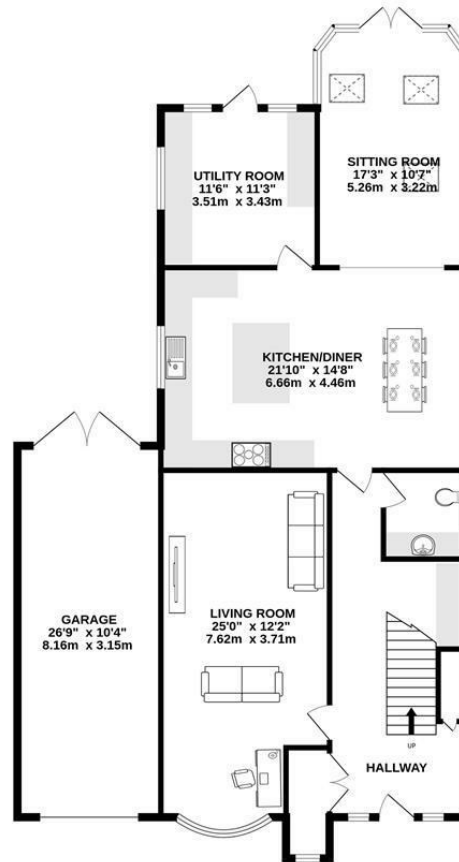
Rising to the first floor and bright and spacious landing has doors to all four, double bedrooms, plus a family bathroom and has a large storage cupboard at the top of the stairs providing excellent storage options. There is walkway from the landing which leads to the master bedroom; the walkway has fitted wardrobes to one side creating a dressing area before heading into the room. The master is a large room with additional built-in storage cupboards and access to its own fully tiled en-suite shower room. There are three remaining bedrooms, all will fitted bedroom furniture. The four-piece, family bathroom is of a good size; fitted with a panelled bath with handheld shower attachment, a separate shower cubicle with handheld and overhead shower attachments, w.c and a modern sink unit with storage unit under.

To the rear of the property there is a large, mature garden measuring approximately 100' in length. The garden commences with a block paved patio leading into a shaped lawn flanked with mature borders, stocked with a good selection of shrubs and trees. There are convenient external power points and courtesy lighting. The patio extends to the side of the property and gives access to the rear of the garage via a set of double doors. To the front a block paved driveway provides parking for up to three vehicles in addition to a double length garage.





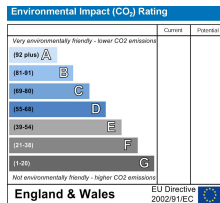
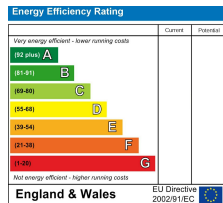
GROUND FLOOR
1466 sq.ft. (136.2 sq.m.) approx.



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 2399 sq.ft. (222.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES:
Local Authority: Rainham
Council tax band: F
Post Code: RM13 8AX

VIEWING:
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk



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