



**Lovell Walk, Rainham, Essex**  
**Semi Detached 3 Bedroom House**

**Guide Price : £500,000**

*Freehold*

# Lovell Walk, Rainham, Essex – Stunning Semi Detached 3 Bedroom House

## Property Details:

Welcome to this immaculately presented, stunning 3 bedroom family home for sale in the popular area of Rainham, Essex. Everything you could wish for in a spacious and well laid out family home, ready for you to move in and enjoy. This beautifully extended 3-bedroom, 1.5-bathroom family home in the sought-after area of Lovell Walk, Rainham, has everything a growing family could desire. The master bedroom boasts bespoke fitted furniture and there are 2 other bedrooms, a double and a single. The added bonus on the first floor is the loft room with drop-ladder that is currently used as an office space for home working and has potential to be fully converted to create more bedroom space. The large through-lounge is perfect for entertaining or just sitting around the cosy log burner on cold winter nights. The state-of-the-art fitted kitchen / breakfast / dining room with bi-folding doors, breakfast island, utility area and integrated appliances is an absolute dream! To the rear the low-maintenance South Facing rear garden ensures all day sunshine. The garage and large shed to the left of the garden offers lots of extra space and off-street parking on the front driveway adds to the convenience. Perfectly located for Schools, with shops just a short walk away, this superb family home is ready to move in. Perfect location for proximity to Elm Park Station for trains into London and a much sought after road in this area. Whilst this family home is ready to move in it still has potential to expand and add value. This property will appeal to a variety of buyers including up/downsize home movers and those looking for something with plenty of space and ready to move in. Don't delay, book your viewing! Viewing by appointment only.

## Ground Floor:

**Hallway: 11'6" x 5'11"** – Double glazed frosted window to side. Stairs to first floor. Understairs storage cupboard. Door to lounge, door to kitchen and door to ground floor cloak room/W.C.. Wood flooring. Radiator. Smooth ceiling with pendant lighting. Neutral décor.

**Through Lounge: 24'4" x 11'6"** - Double glazed bay window with fitted blinds to front aspect. Open plan to kitchen/dining area. Beautiful feature fire place with chimney breast surround and log burner. 2 x radiators. Brand new fitted carpet. Smooth ceiling with coving and 2 x pendant lights. Neutral décor.

**Kitchen/Breakfast/Dining Room: 18'6" x 15'1"** L-Shaped – Double glazed Bi-Folding doors with integrated bespoke fitted electric sun blinds to rear patio and garden. Double glazed window. Large range of eye level and base units including pull out larder storage. Island with built in storage and seating/eating area to the right for dining table. Integrated double NEFF oven & grill. NEFF Induction hob with extractor over. Integrated fridge/freezer. Integrated dishwasher. 1.5 bowl sink with drainer. Utility area with space for washing machine & dryer. Large Sky-light letting in lots of natural light. Tiled flooring. Smooth ceiling with downlights. Radiator. Neutral décor.

**Ground Floor Cloakroom: 4'7" x 2'10"**. Double glazed frosted window to side aspect. Low lever W.C.. Hand basin. Fully Tiled to walls and floor. Heated towel rail. Smooth ceiling & down lights. Neutral décor.

## First Floor

**First Floor Landing: 8'7" x 6'6"** - Double glazed frosted window to side aspect. Access to all first floor accommodation. Drop ladder access to loft. Fitted carpet. Smooth ceiling with pendant lighting. Neutral décor.

**Master Bedroom 1: 14'6" x 11'3"**. Double glazed bay window with fitted blinds to front aspect. Bespoke fitted furniture to one wall. Radiator. Fitted carpet. Smooth ceiling with pendant lighting. Neutral Décor.

**Bedroom 2: 11'3" x 9'11"** - Double glazed window with bespoke fitted blinds to rear aspect. Fitted carpet. Radiator. Smooth ceiling with pendant lighting. Modern décor.

**Bedroom 3: 9'0" x 6'7"**. Double glazed window with bespoke fitted blind to front aspect. Radiator. Fitted carpet. Smooth ceiling with pendant lighting. Neutral Décor.

**Bathroom: 6'0" x 4'11"**. Double glazed frosted window with fitted blinds to rear aspect. Panel bath with mixer tap and shower over. Low level W.C. and Vanity sink with storage under. Fully tiled to walls and floor. Heated towel rail. Smooth ceiling with down lights.

**Loft: 15'8" x 9'10"** – Drop ladder to first floor landing. Double glazed V-Lux window with fitted blind to rear aspect. Fitted carpet. Electric points. Insulated. Eaves storage cupboards. Smooth ceiling with down lighting. Neutral décor. Currently used as office. Potential to fully convert to further bedroom (STPP).

## Outside:

**Rear Garden:** Approx 40' (unmeasured). Low maintenance rear garden laid mainly to lawn with large patio area for 'Al Fresco' summer dining. Gated side access to front of the property. Garage to the left of the garden and further large storage/summer house to remain.

**To Front of property:** Block paved drive to front with small border garden. Parking for 3 vehicles. Shared side driveway leading to garage with gated entrance to rear garden.

**Garage: 16'6" x 7'10"**. Power & light. Currently used as storage. Shed/summer house to remain.

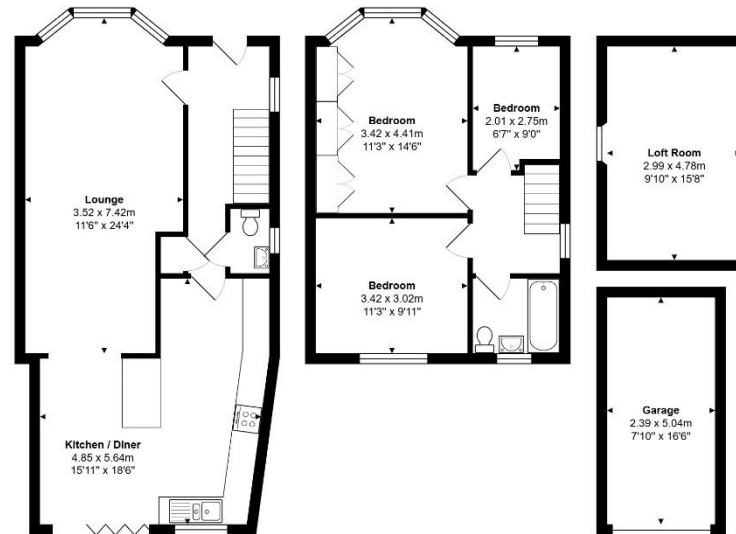
Council Tax Band: D - Local Council: Havering. - Approximate gross internal area 94.m2 – 1011 sqft EPC: C

This is a superb family home ready to move in and enjoy living, with further potential to add value if desired. Popular location close to everything a family could want. No work needed just move in and make it your home. Don't miss out! Book your viewing. All viewings are by appointment only.





- 3 Bedrooms
- Useful loft room with drop ladder
- Modern Bathroom
- Family Through lounge with Log Burner
- Modern Fitted Open Plan Kitchen/Diner
- Ground floor cloakroom/W.C.
- Low maintenance rear garden
- Gas Central Heating & Double glazing
- Off Street Parking on Drive
- Garage & Large Shed/Summer House



Total Area: 95.7 m<sup>2</sup> ... 1030 ft<sup>2</sup> (excluding loft room, garage)  
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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