



## Woodside Close, Rainham, RM13 9PB

Offers In Excess Of £425,000



**\*\* 3 BED TERRACED HOUSE WITH OFF STREET PARKING IN RAINHAM. SOUGHT AFTER LOCATION CLOSE TO HIGHLY RATED SECONDARY SCHOOL \*\***

OC Homes are delighted to present to the sales market this lovely three bedroom family home in Rainham, RM13. The property is located within a nice, quiet residential cul-de-sac and is offered chain free with off street parking for two cars, a lovely garden and an extended kitchen to the rear. The property is ideally located in a sought after part of Rainham and has potential for further development with scope for a loft conversion and further extension to the rear if required (STTP)

Accommodation comprises; ground floor - entrance hallway, double reception room with dining area, kitchen and well maintained rear garden which can be accessed via French doors from the dining area or from kitchen. First Floor; three bedrooms and modern three piece bathroom suite as well as access to loft space via pull down ladder. Externally there is a well maintained private rear garden with a decked area surrounding the artificial grass area and shed as well as off street parking for up to two vehicles to the front.

The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools (including the highly rated Harris Academy within a short walk), and a number of transport links with it being just 1 mile to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales team now.

- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL PARK
- EXTENDED TO THE REAR
- IDEAL FAMILY HOME
- OFFERED CHAIN FREE
- LOW MAINTENANCE GARDEN

### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





# Woodside Close, Rainham, Essex RM13

Approx. Gross Internal Area = 80.0sqm / 861.1sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (38-54) <b>E</b>                            |                         |           | (38-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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