



South Hall Drive, Rainham, RM13 9HS

Offers In Excess Of £475,000



**** RARE TO MARKET END OF TERRACE WITH SIDE PLOT OFFERING GREAT DEVELOPMENT POTENTIAL. WELL PRESENTED 3 BED HOUSE WITH GARAGE & OFF STREET PARKING ****

*** GUIDE PRICE - £485,000 TO £500,000 ***

OC Homes are delighted to present to the sales market this superb three bedroom end of terrace family home with side plot in Rainham, RM13. The property is located within a nice, quiet residential street with a garage and lovely garden with rear access and a great side plot. The property is ideally located in a sought after part of Rainham being a short walk from Rainham Station on c2c line and close to a local park and a number of local amenities and offers great scope for expansion and development.

The property has been fully renovated by the owners when they acquired it, with every aspect improved and modernised throughout, including new kitchen and bathroom a new heating system and boasts a sizeable side plot which has the potential to be extended into, creating a sizeable double side extension (STPP). Accommodation comprises; ground floor - entrance porch, great size double reception room with dining area, modern L-shaped kitchen, ground floor w/c with wash basin, and well maintained south-easterly facing rear garden which leads to the side garden. First Floor; three well decorated bedrooms and modern three piece shower room, with access to a good size loft space, which can be converted to create a fourth bedroom and bathroom (STPP). Externally there is a well maintained private rear garden with additional side plot and a paved front driveway with a great size garage.

The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links with it being just a 15 min walk (0.7 miles) to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales team now.

- STUNNING 3 BED END OF TERRACE
- SIDE PLOT WITH SCOPE FOR EXTENSION
- FULLY RENOVATED THROUGHOUT
- GARAGE & OFF STREET PARKING
- EXCELLENT TRANSPORT LINKS & AMENITIES
- 0.7 MILES TO RAINHAM C2C
- LOCAL PARK AT TOP OF ROAD
- IDEAL FAMILY HOME

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.



 GROSS INTERNAL AREA (GIA)
The footprint of the property
113.0 sq m / 1216 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total
2.3 sq m / 24 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
249.4 sq m / 2684 sq ft

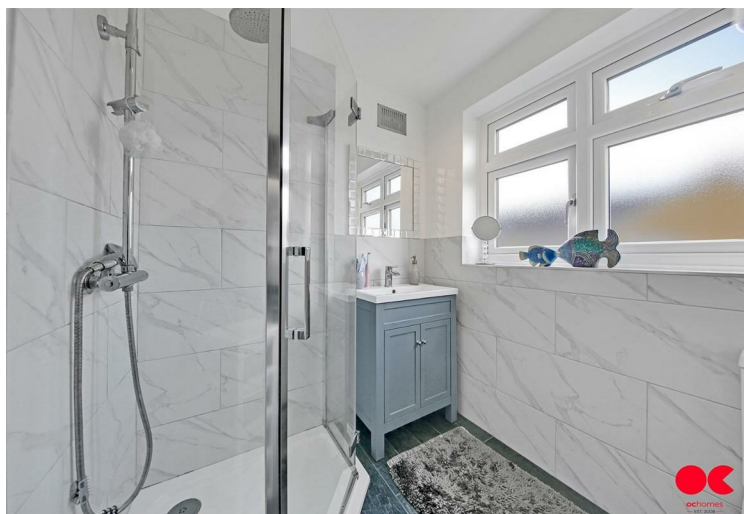
 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>73</p> <p>48</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>67</p> <p>50</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		



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.