



South Hall Drive, Rainham, RM13 9HS

Offers In Excess Of £400,000

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**** IDEAL FAMILY HOME READY TO MOVE INTO WITHIN WALKING DISTANCE TO RAINHAM C2C STATION. WELL PRESENTED WITH SOUTH FACING GARDEN ****

*** GUIDE PRICE - £400,000 TO £425,000 ***

OC Homes are delighted to present to the sales market this lovely three bedroom mid-terrace family home in Rainham, RM13. The property is located within a nice, quiet residential street with a charming south facing garden and potential extend to the rear and into the loft (STPP). It 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, a number of local amenities and offers great scope to improve as and when desired.

The property has been well maintained by the current owners and is the ideal family home, ready to move into, with scope to extend and adapt as required. Accommodation comprises; ground floor - entrance porch, great size double reception room with dining area, kitchen, and well maintained south facing rear garden. First Floor; three well decorated bedrooms and modern three piece bathroom, 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 presented front garden as well as the south facing rear garden. There is scope to convert the front garden to a drive, and apply for off street parking to the front (STPP) but there is free on street parking available with no permits required.

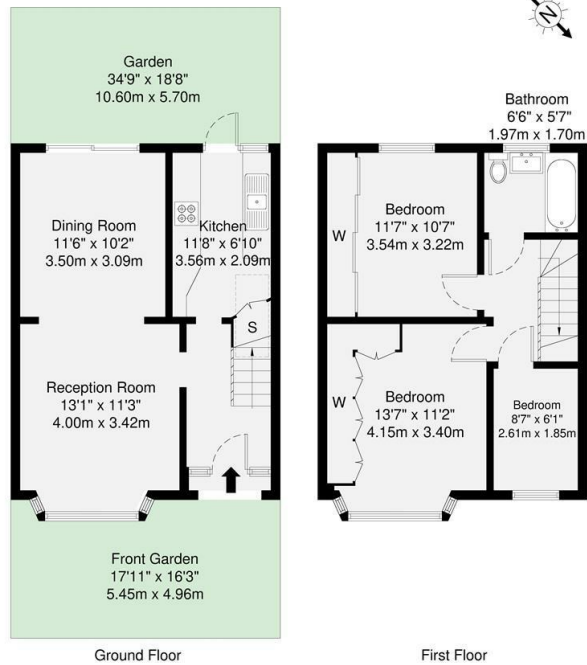
The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links with it being just a 15 min walk (0.7 miles) to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales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

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.





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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		91	(92 plus) A		85
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C	72	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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