

Gainsborough Road, Rainham, RM13 7DP



GUIDE PRICE £375,000 - £400,000

WILLIAMS & DONOVAN - in the South Hornchurch area of Rainham, in a quiet location yet conveniently for local schools and shops, approx. 1.5 miles from Elm Park tube station, is this four bedroom end terraced property. The property benefits from having a spacious lounge/diner, open plan kitchen/breakfast room; utility room; ground floor bathroom and first floor shower room; double garage and off street parking.

EPC rating - D. Our ref: 12689



Tel: 01268 755252

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Accommodation comprises:

Entrance via solid wood door to:

ENTRANCE HALL

Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Laminate wood flooring. Doors to:

LOUNGE/DINER 23' 3" x 11' reducing to 8' 9" (7.09m x 3.35m > 2.67m)

Double glazed bay window to front. Feature marble fireplace with gas fire and timber surround. Wall lights. Radiator. Laminate wood flooring.



KITCHEN/BREAKFAST ROOM 15' 8" x 9' 3" (4.78m x 2.82m)

Double glazed window to rear. Double glazed sliding patio door overlooking and providing access to REAR GARDEN. Inset spotlights. Range of base and eye level units. Roll top working surfaces. Inset one and a half bowl ceramic sink drainer. Inset 4 ring electric hob with extractor fan. Built in electric oven. Space and plumbing for dishwasher. Part tiled, part laminate flooring.



UTILITY ROOM

Space and plumbing for washing machine. Space for tumble drier. Space for fridge/freezer. Tiled floor.

GROUND FLOOR BATHROOM

Three piece suite comprising low level w/c, pedestal mounted wash hand basin and Jacuzzi bath. Heated chrome towel rail. Extractor fan. Tiled walls. Tiled floor.



FIRST FLOOR LANDING

Obscure double glazed window to side. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

BEDROOM ONE 12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window to front aspect. Radiator.



BEDROOM TWO 10' 1" x 10' (3.07m x 3.05m)

Double glazed window to rear. Fitted wardrobes. Radiator.



BEDROOM THREE 9' 9" x 6' 5" (2.97m x 1.96m)
Double glazed window to front. Radiator.

SHOWER ROOM

Obscure double glazed window to rear. Smooth ceiling. Spotlight insets. Low level w/c, pedestal mounted wash hand basin and shower cubicle with mixer shower. Extractor fan. Radiator. Tiled walls.

SECOND FLOOR LANDING

Door to:

BEDROOM FOUR 14' 3" x 12' 1" (4.34m x 3.68m)
Double glazed Velux window to front. Double glazed window to rear. Smooth ceiling with spotlight insets. Radiator. Laminate wood flooring. **Agent's Note: This room has some restricted headroom to the front.**



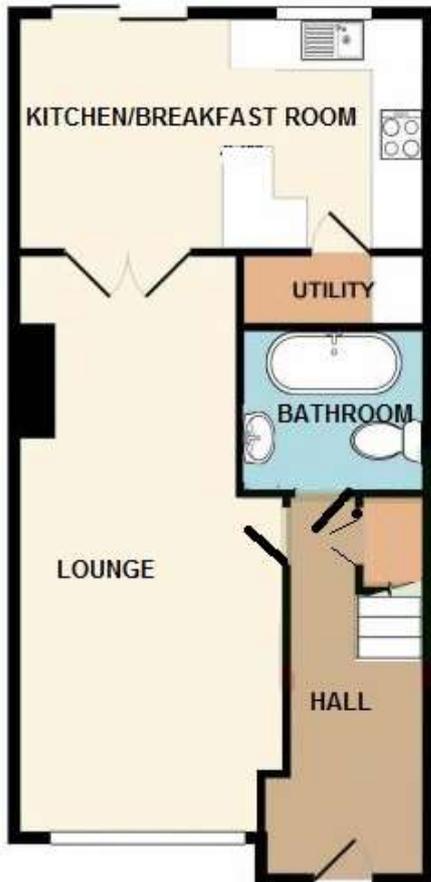
OUTSIDE OF PROPERTY:

To the **FRONT** of the property a paved driveway provides off street parking for two/three vehicles.

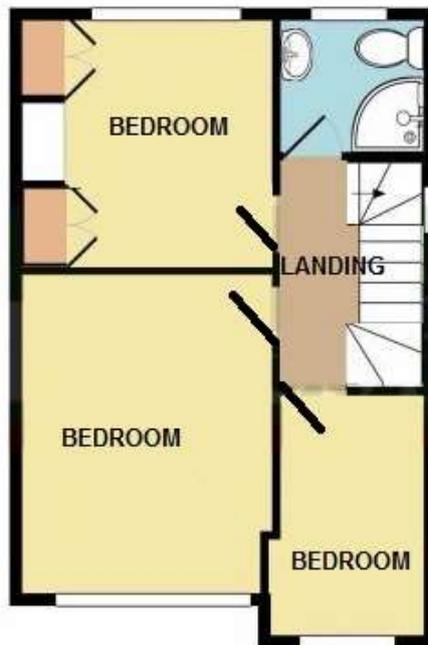
The **REAR GARDEN** measures approx. 30' and is South backing. Paved patio leading to lawn. Outside tap. Gated side access.



DOUBLE GARAGE 20' 3" x 16' 9" (6.17m x 5.11m)
Electric roller door. Power and lighting. The GARAGE is accessed from the rear.



GROUND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)

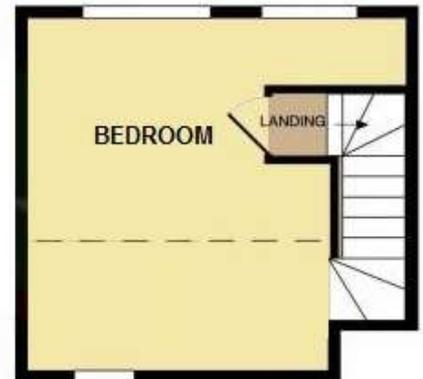


1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2ND FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

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