



South Hall Drive, Rainham, RM13 9HS

Offers In Excess Of £415,000



**** IDEAL FAMILY HOME READY TO MOVE INTO WITHIN WALKING DISTANCE TO RAINHAM C2C STATION. WELL PRESENTED THROUGHOUT ****

OC Homes are delighted to present to the sales market this wonderful three bedroom mid-terrace family home in Rainham, RM13. The property is located within a nice, quiet residential street, boasting a well maintained rear 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, including Tesco Supermarket, Leisure Centre with pool, 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 as required. Accommodation comprises; ground floor - entrance hallway, great size double reception room with dining area, modern kitchen, and well maintained rear garden with potential for rear access. 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 good size front garden, and a low maintenance rear garden.

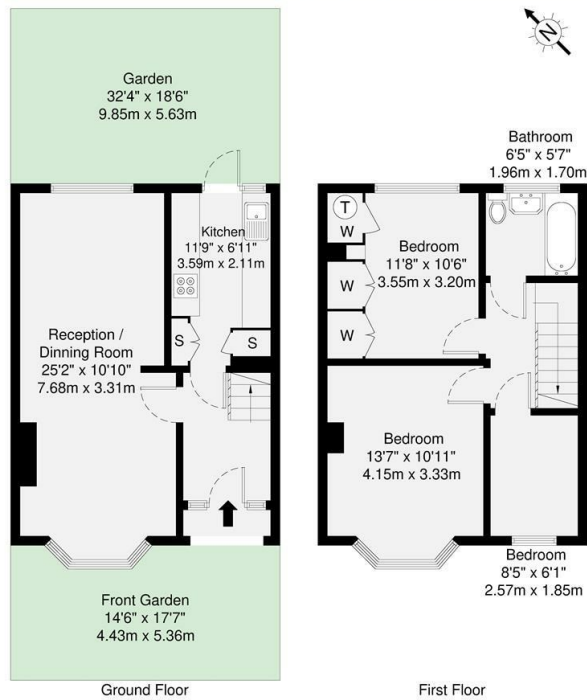
The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links, with it being less than a 15 min walk (0.6 miles) to Rainham Station (c2c Line) and the much sought after Harris Academy Secondary school at the top of the adjoining road. To arrange a viewing please call the OC Homes Sales team now.

- THREE BEDROOM FAMILY HOME
- WELL PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- SCOPE FOR EXTENSION AND LOFT CONVERSION
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO RAINHAM C2C STATION
- CATCHMENT FOR HARRIS ACADEMY SECONDARY SCHOOL

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.





GROUND FLOOR AREA (GFA)
The footprint of this property
78.6 sq m / 846 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Kitchen, Terrace, Transoms etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Living and area under 2.3m
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			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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.