



Lake Avenue, Rainham, RM13

Offers Over £850,000

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Video Tour Attached

Situated in the sought after Upminster Road North area of Rainham, within close proximity to local schools, shops and amenities, within walking distance to country parks, fishing lakes and within easy access to Rainham Station, is this exceptionally spacious and beautifully presented, four double bedroom detached house. Amassing over 2,100 sq. ft., the home enjoys three spacious reception rooms, a study, home office, kitchen, utility room, wet room, sauna, four bedrooms, en-suite and family bathroom.

Upon entering the home, you are greeted with a welcoming entrance hallway with stairs rising to the first floor.

Spanning the left side of the home, is the large lounge which measures 18'10 x 9'10. Beautifully presented with a neutral palette, further features include decorative cornice, ceiling rose, fireplace and sliding patio doors which flood the space with an abundance of natural light.

The separate kitchen comprises numerous wall and base units, ample worktop space and room for essential appliances. An archway opens through to the utility room which provides additional units, worktops and sink. A single door opens onto the terrace area at the rear of the home.

Positioned off the kitchen is the spacious dining room which measures 17'6 x 9'11 and enjoys stunning tiled flooring underfoot and a large bay window to the front elevation.



Lake Avenue, Rainham, RM1

Approximate Area = 2101 sq ft / 195.1 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 2248 sq ft / 208.7 sq m
For identification only - Not to scale



© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Recommendations. Produced for Chalk Street Estates Limited, 1997, 1201749

- *Video Tour Attached*
- 2,101 Sq. Ft.
- Conservatory
- Gated Off-Street Parking
- Large Outbuilding
- 4/5 Bedroom Detached House
- Three Reception Areas
- Ground Floor Wet Room Plus Sauna
- Two Rear Gardens
- Within Close Proximity To Local Schools, Shops & Amenities

