



CHALK STREET /
ESTATES

Princes Park, Rainham, RM13
£450,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain, ideally situated within a quiet cul-de-sac, within a mile from Rainham Station and close proximity to Elm Park station, is this well-presented, three bedroom semi-detached house.

Boasting a spacious reception room, large kitchen, three generously sized bedrooms, a large south-west facing rear garden measuring approximately 80 ft, and off-street parking to the front, this property is perfect for growing families and commuters alike.

Upon entering the home, you are welcomed by a bright entrance hallway with stairs rising to the first floor.

Positioned at the front of the house is the generously proportioned reception/dining room, measuring over 16' in length and featuring dual aspect windows that provide plenty of natural light.

To the rear of the property is the kitchen, fitted with a range of base and wall units, ample worktop space and direct access to the rear garden.

Completing the ground floor footprint is the family bathroom.

Upstairs, the property comprises three well-proportioned bedrooms. The principal bedroom is a spacious double room while bedrooms two and three also provide comfortable accommodation.

Externally, to the front there is ample off street parking and double side gate access to the rear.

The south-east facing rear garden measures approximately 80' x 39', offering a fantastic space for outdoor entertaining or future development (STPP).

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

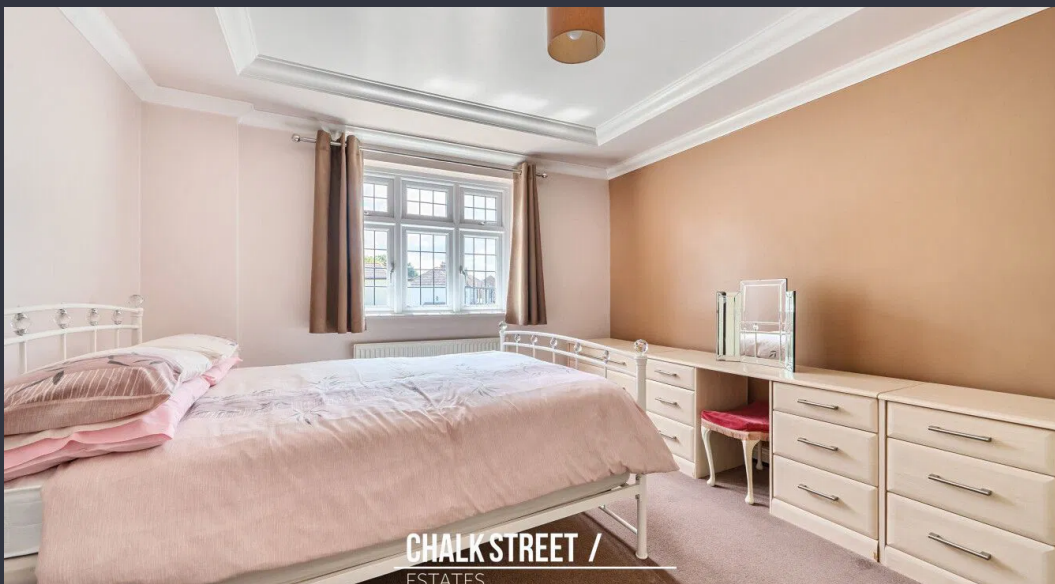
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- No Onward Chain
- Three Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Ground Floor Family Bathroom
- Off Street Parking
- Side Gate Access
- 80' Rear Garden
- Close Proximity To Good Local Schools, Shops & Amenities
- Under A Mile From Rainham Station





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Chalk Street Estates - Sales

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