



CHALK STREET /

Cherry Tree Close, Rainham, RM13

Offers in the Region of **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally situated within a quiet close, just walking distance to local schools and amenities, is this spacious, three bedroom end of terrace house. With potential for a double storey side and rear extension like the neighbouring property (STPP), there is scope to significantly increase the overall size of this property.

Upon entering the home, you are greeted with a welcoming entrance hallway with stairs rising to the first floor and access to all of the ground floor accommodation.

Positioned at the front of the home, the reception room draws light from the bay window to the front elevation and is centred around a feature fireplace. At the rear of the home is the dining room which overlooks the rear garden via the French patio doors. Both rooms flow seamlessly as one and enjoy neutral tones, deep skirtings, decorate cornice and laminate flooring underfoot.

The kitchen comprises numerous wall and base units, worktops along two sides and room for essential appliances. A single door opens out onto the rear garden.

Heading upstairs, there are two spacious double bedrooms and a further single. Completing the internal layout is the family bathroom.

Externally, the rear garden commences with a large patio with the remainder predominately laid to lawn.

To the front of the home, there is off street parking and side gate access to the rear.

Viewing is advised to fully appreciate everything this home has to offer.

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.





CHALK STREET /
ESTATES



CHALK STREET /
ESTATES

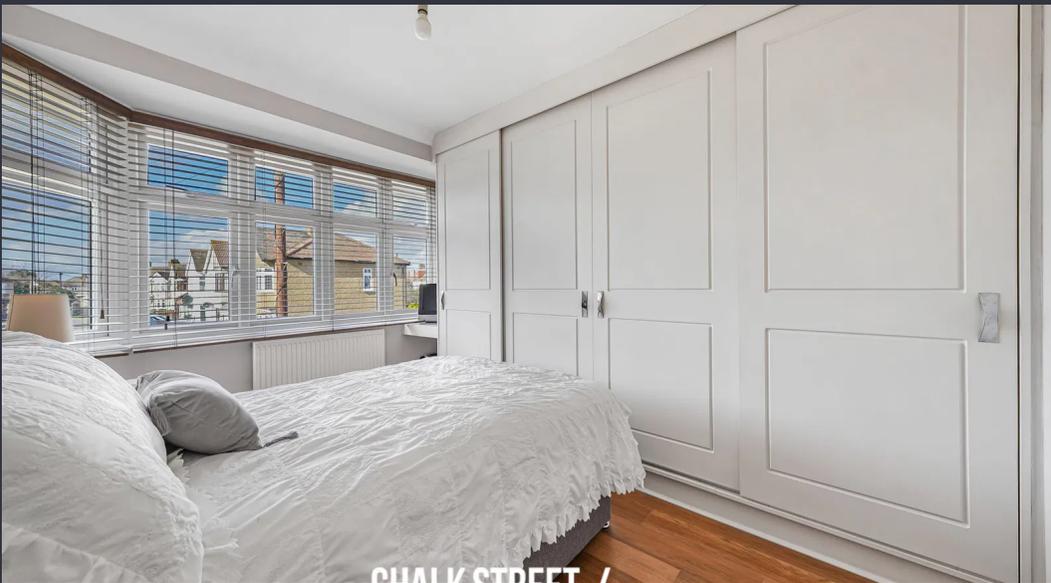
- Three Bedrooms
- End of Terrace House
- Well Presented Throughout
- Spacious Through-Lounge
- Off Street Parking
- 61' East Facing Rear Garden
- Side Gate Access
- 0.6 Miles From Rainham Station
- Potential To Extend To Side and Rear Like Neighbouring Property (STPP)
- Quiet Cul-De-Sac Location



CHALK STREET /
ESTATES



CHALK STREET /
ESTATES







CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



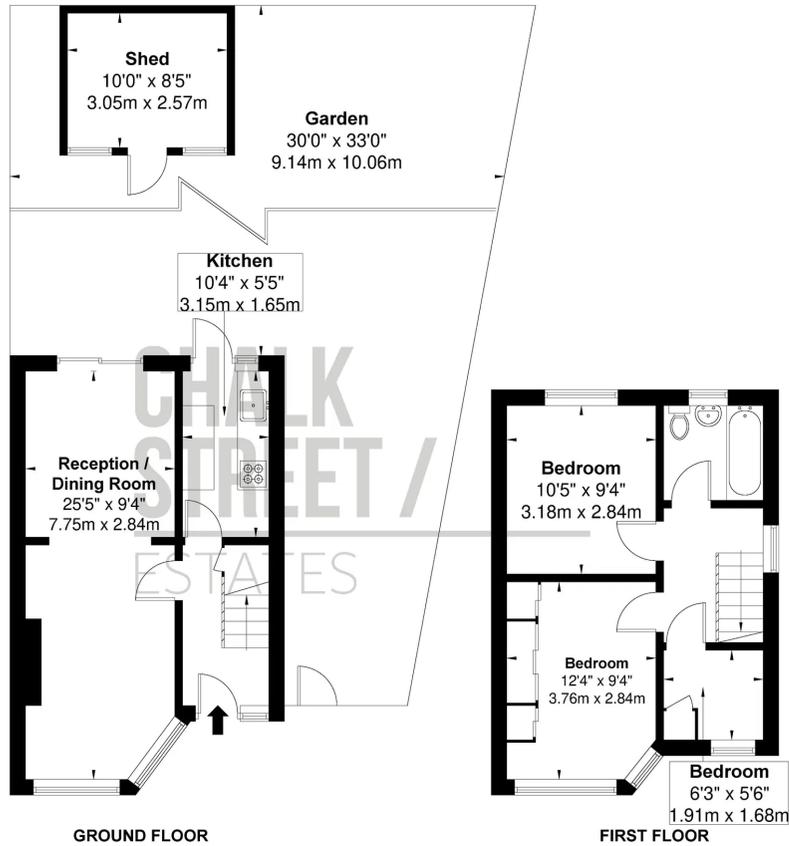
CHALK STREET /
ESTATES



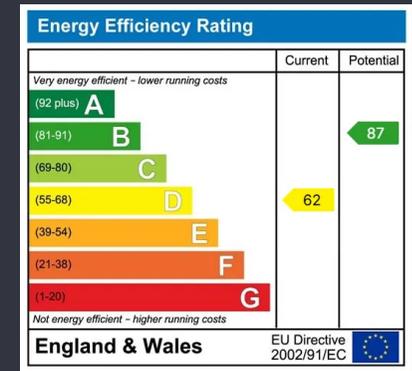
CHALK STREET /
ESTATES

Cherry Tree Close, Rainham, RM13

Approximate Gross Internal Area = 66 sq m / 710 sq ft
 Shed = 7.8 sq m / 83 sq ft
 Total = 73.8 sq m / 793 sq ft
For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Incorporating International Property Measurement Standards (IPMS2 Residential).
 Produced for © Chalk Street Estates Limited.



Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/