



CHALK STREET /
ESTATES

Stapleton Crescent, Rainham, RM13

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Situated in a convenient residential location within Rainham, this well-presented three-bedroom semi-detached home offers comfortable family living with generous outdoor space and easy access to local amenities, schools and transport connections.

Upon entering the property, you are welcomed by a bright entrance hallway which provides access to the main living accommodation and staircase rising to the first floor.

The ground floor features a spacious open-plan reception and dining room measuring approximately 21'7 in length, creating an excellent space for both relaxing and entertaining. The room benefits from ample natural light and modern décor.

The kitchen is positioned to the rear of the property and is fitted with a range of base units providing practical storage, along with generous worktop space and ample room for essential appliances.

Moving upstairs, the first floor offers three bedrooms. Two well-proportioned double bedrooms provide comfortable accommodation while the third bedroom is ideal as a currently arranged as a nursery but is not limited to this and could be ideal as a home office.

Completing the first floor is a well appointed family bathroom.

Externally, the property boasts a large rear garden extending approximately 70 feet in length. The garden commences with a paved patio area with a useful outbuilding with the remainder predominantly laid to lawn. At the far end of the garden, an additional patio area houses a detached garden shed, offering further practical storage options.

The property also benefits from convenient side access via a gate, allowing direct entry to the rear garden from the front of the house.

With local schools, shops and transport links all within easy reach, early viewing is strongly recommended to fully appreciate everything this property 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.





- Three Bedrooms
- End of Terrace House
- Open-Plan Reception / Dining Room
- Well Presented Throughout
- Well Appointed Family Bathroom
- 70ft. Rear Garden
- Garden Outbuilding
- Rear Access Via Side Gate
- Close Proximity To Good Local Schools
- Excellent Transport Links







CHALK STREET /
ESTATES



CHALK STREET /
ESTATES



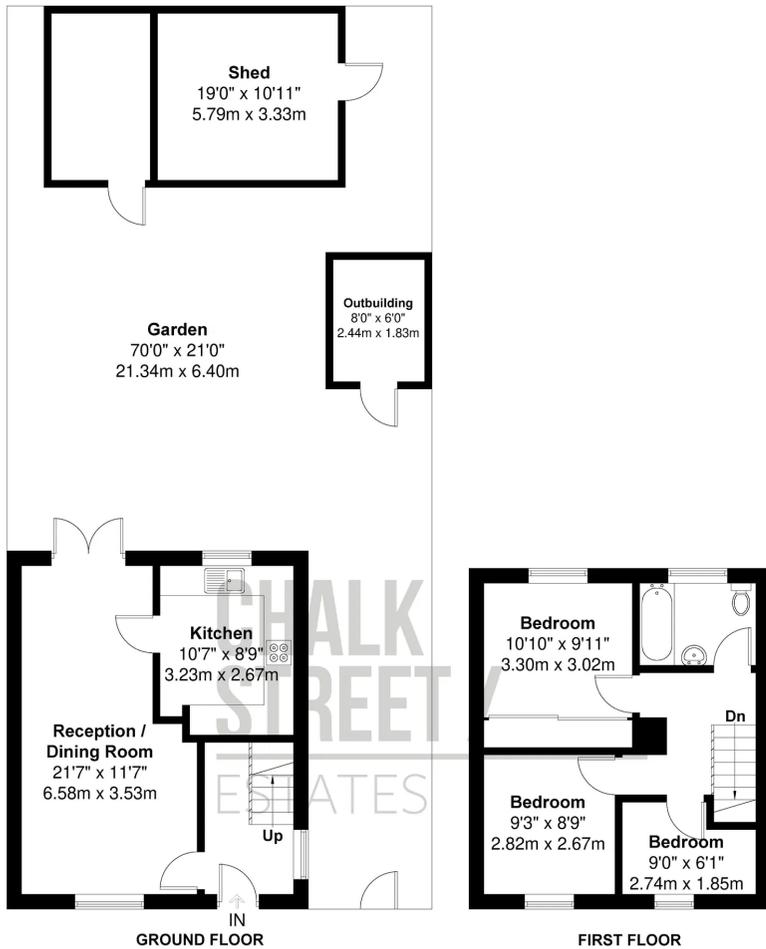
CHALK STREET /
ESTATES



CHALK STREET /
ESTATES

Stapleton Crescent, Rainham, RM13

Approximate Area = 70.6 sq m / 759 sq ft
 Shed = 19.4 sq m / 208 sq ft
 Outbuilding = 4.5 sq m / 48 sq ft
 Total = 94.5 sq m / 1015 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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

01708 922837

sales@chalkstreet.co.uk

https://chalkstreet.co.uk/