



CHALK STREET /

Briscoe Road, Rainham, RM13

£675,000

Bedrooms: 5 | Bathrooms: 3 | Receptions: 2

Offered for sale with no onward chain, amassing an impressive 2437 sq. ft. of living accommodation and situated within walking distance of local schools, this five-bedroom detached chalet bungalow offers spacious and versatile living arrangements.

Upon entering, you are welcomed into a substantial property that immediately conveys a sense of space.

The ground floor comprises two well-appointed bedrooms, a spacious living and dining room, a large kitchen, and a family bathroom. This layout provides versatile living options, with the bedrooms offering ample space for both relaxation and entertaining, depending on the individual needs.

The large kitchen is a focal point of the home, offering significant worktop space, numerous storage units, and room for essential appliances. This generous space is perfect for those who enjoy cooking and gathering.

Heading upstairs, the first floor continues to impress, featuring one large principal bedroom with its own en-suite bathroom, providing a private retreat. There is a further bedroom which benefits from a Jack and Jill en-suite, and another bedroom complete with fitted wardrobes, offering practical storage solutions. In total, the property benefits from three well-appointed bathrooms, ensuring convenience and comfort for all residents.

Externally, the property boasts secure gated off-street parking, a driveway, and two detached garages, providing extensive parking and storage solutions. The property features a substantial 147' west-facing rear garden, predominantly laid to lawn, which includes a summer house- an ideal space for outdoor enjoyment and relaxation. The L-shaped garden also provides potential to create or erect a large annexe, outbuilding, or dwelling, subject to obtaining the necessary planning permission.

This detached chalet bungalow offers a unique opportunity for those seeking a spacious home with excellent outdoor amenities and convenient access to local schools.

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.

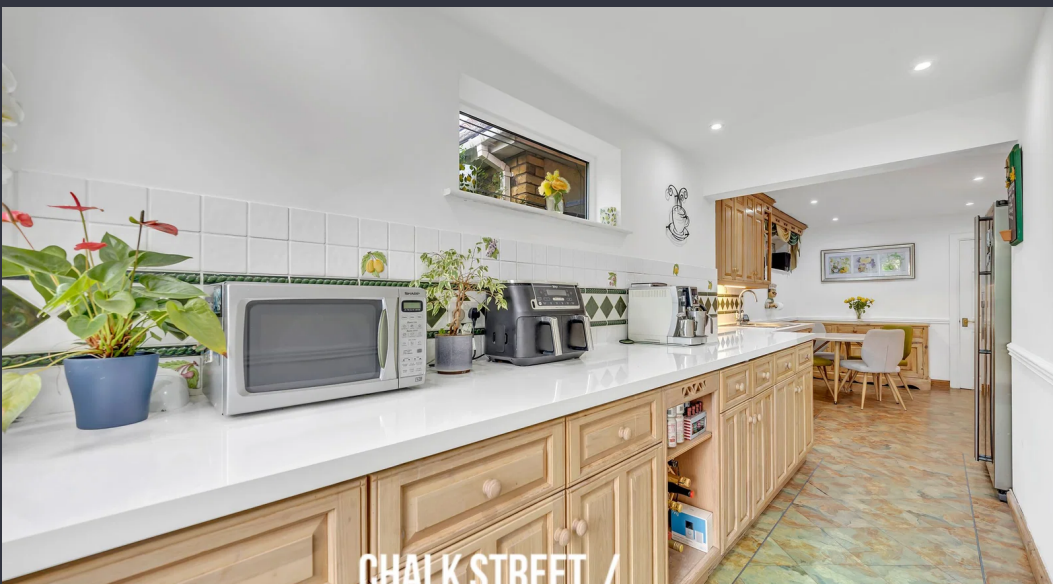
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

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
- Five Bedroom Detached Chalet Bungalow
- 2437 Sq. Ft.
- Spacious Living / Dining Room
- Large Kitchen
- Three Bathrooms
- Gated Off Street Parking
- Two Detached Garages
- 147' West Facing Rear Garden With Summer House
- Walking Distance To Local Schools



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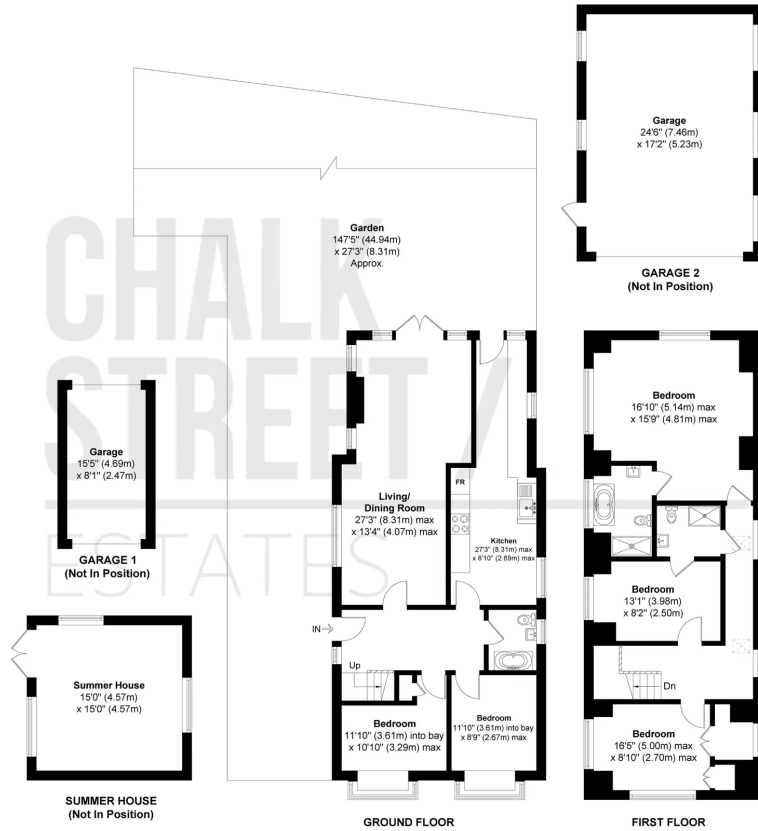
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Ground = 84.52 sq m / 910 sq ft
 First = 69.60 sq m / 749 sq ft
 Garage 1 = 12.32 sq m / 133 sq ft
 Garage 2 = 39.01 sq m / 420 sq ft
 Summer House = 20.88 sq m / 225 sq ft
 Total = 226.33 sq m / 2437 sq ft
 For Identification only - Not to Scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
 Incorporating International Property Measurement Standards (IPMS2 Residential).

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	74	
(55-68)	D		
(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

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