



Orchard Avenue, Rainham, RM13

£425,000

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Offered for sale with no onward chain, this three bedroom terraced house presents an excellent opportunity for buyers looking to place their own stamp on a well-located family house. Positioned 0.9 miles to Rainham C2C Station and nearby to local schools and other amenities, this property is ideal for growing families.

The ground floor comprises a bright front reception room measuring 24'6 x 11'10 with double doors to the rear and a large window to the front elevation providing the room with plenty of natural light.

The adjacent kitchen, positioned at the rear, comprises numerous wall and base units, ample worktop space and room for essential appliances. A single door opens onto the garden.

Heading upstairs, there are two double bedrooms and a single bedroom which could be used be adapted depending on the family's needs as a nursery or alternatively a home office.

Rounding off the internal layout is the family bathroom.

Externally, the south-west facing rear garden extends approximately 50 ft and commences with patio and the remainder is mostly laid to lawn. Additionally, there is a useful detached garage (26'3 x 8'4) which can also be accessed via the garden and a side road.

Viewing is strongly advised to fully appreciate the potential of this property.

*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, Blic 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
- Terraced House
- Spacious Reception Room
- Detached Garage To The Rear
- 50' Rear Garden
- 0.9 Miles to Rainham C2C Station
- Close Proximity To Good Local Schools

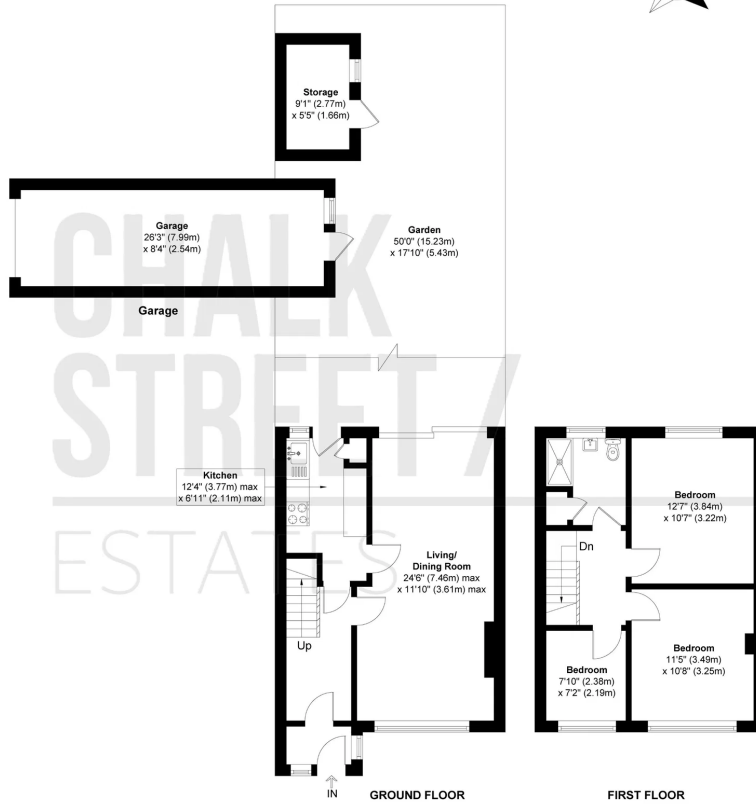






**Orchard Ave, Rainham RM13**

Ground = 42.39 sq m / 456 sq ft  
 First = 40.39 sq m / 435 sq ft  
 Garage = 20.29 sq m / 218 sq ft  
 Storage = 4.59 sq m / 49 sq ft  
 Total = 107.66 sq m / 1158 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) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Chalk Street Estates - Sales**

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