



CHALK STREET /
ESTATES

Stephen Avenue, Rainham, RM13

Offers Over **£475,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Offered for sale with the added advantage of no onward chain, and ideally located within close proximity of Elm Park District Line Station, local shops and reputable schools, is this extended three-bedroom semi-detached house.

Upon entering the property, you are welcomed by an inviting hallway with stairs rising to the first floor.

Drawing in an abundance of natural light from the attractive walk-in bay window to the front elevation, the reception room is well presented and provides a comfortable living space.

Continuing through the home, the kitchen / dining room comprises numerous base units, ample worktop space and accommodation for essential appliances including a dishwasher, fridge, electric oven, washing machine and induction hob. The dining area offers ample space for a table and chairs, while double patio doors provide direct access to the rear garden.

Completing the ground floor accommodation is a convenient W/C.

To the first floor, there are two well-proportioned double bedrooms, with the principal bedroom further benefiting from a bay window, alongside a further single bedroom to the front elevation.

The internal layout is completed by a modern family bathroom featuring underfloor heating.

Externally, the property benefits from off-street parking to the front via a private driveway.

To the rear, the property enjoys a 48' rear garden commencing with a paved patio area, with the remainder principally laid to lawn. At the foot of the garden is a detached garage, which can also be accessed from the rear and side. The property further benefits from side access via the shared driveway.

Viewing is highly advised to appreciate all 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.





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- No Onward Chain
- Three Bedrooms
- Semi-Detached House
- 24' Reception Room
- Well Appointed Family Bathroom
- Ground Floor W/C
- Off Street Parking
- 48' Rear Garden With Detached Garage
- Near To Reputable Local Schools
- Close Proximity Of Rainham C2C Station



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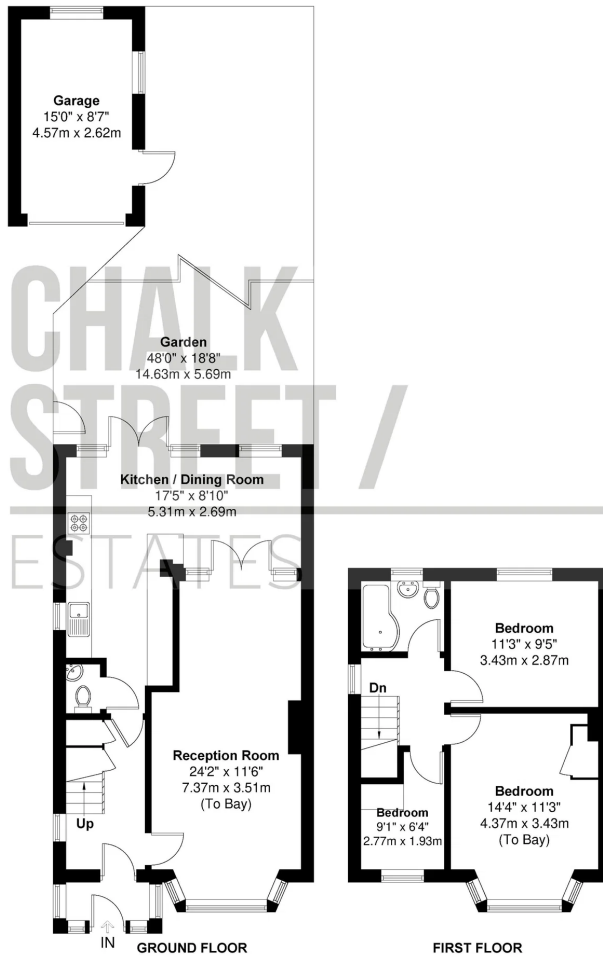
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Approximate Area = 95.9 sq m / 1032 sq ft

Garage Area = 11.8 sq m / 127 sq ft

Total = 107.7 sq m / 1159 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.



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

Chalk Street Estates - Sales

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