



CHALK STREET /

Farm Road, Rainham, RM13

£800,000

Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

Situated in a sought-after location within easy reach of local schools, shops and everyday amenities is this spacious five-bedroom detached chalet bungalow offering over 2,600 sq. ft. of versatile accommodation.

Upon entering the home, you are greeted with a bright and spacious hallway providing access to the downstairs accommodation.

At the heart of the home is the kitchen / diner, providing an ideal space for both day-to-day family life and entertaining. The kitchen is fitted with a range of wall and base units, ample worktop space and room for essential appliances, whilst the dining area comfortably accommodates a family dining table and chairs. Further enhancing the practicality of the ground floor is a useful utility room, accessed via the garage, providing additional storage and laundry facilities. The integral garage offers further storage space.

The property boasts three separate reception areas, ideal for a variety of uses dependant on individual needs. To the rear of the property is the spacious living room, measuring 24'8 x 11'5 and overlooking the garden. Offering plenty of room for relaxing and entertaining, this versatile space is well suited to modern family living. Accessed from the living room is a study, ideal for those working from home, or alternatively for use as a playroom, hobby room or snug. The third reception space is located to the right of the hallway, measuring 12'8 x 10'9, and can be used as a games room or additional sixth bedroom.

Across the hallway on the left is a well-proportioned bedroom, making the property particularly suitable for multi-generational living or those seeking ground-floor sleeping accommodation. Measuring 10'11 x 10'8, this bedroom is a generous double and enjoys a bay window which allows plenty of natural light to flood the room.

Rounding off the ground floor is a well-appointed shower room, adding further convenience for family living.

To the first floor, there are four further double bedrooms, all well-proportioned and filled with natural light. One of the bedrooms is currently arranged as a dressing room / walk-in wardrobe but could easily be reinstated as a bedroom if required.

The bedrooms are served by a spacious modern family bathroom, fitted to a high standard.

Externally, the property benefits from a generous driveway providing ample off-street parking, access to the garage and side gate access to the rear.

To the rear, the property enjoys a generous south-facing garden extending to approximately 110ft, landscaped with mature shrubs and planting throughout. There are two outbuildings, both benefiting from power, with the larger currently arranged as a gym. An additional shed also features external power sockets. Further highlights include an outdoor tap and an attractive brick-pillared pergola draped with mature climbing vines, creating a charming shaded garden walkway.

Viewing is highly recommended to fully appreciate all this home has to offer.





- Five Bedrooms
- Detached Chalet Bungalow
- Presented To A High Standard Throughout
- Two Family Bathrooms
- Off Street Parking
- Side Gate Access
- Integral Garage
- 110' South Facing Rear Garden
- Two Outbuildings Both Benefitting From Power
- Within Easy Reach Of Local Schools, Shops And Everyday Amenities

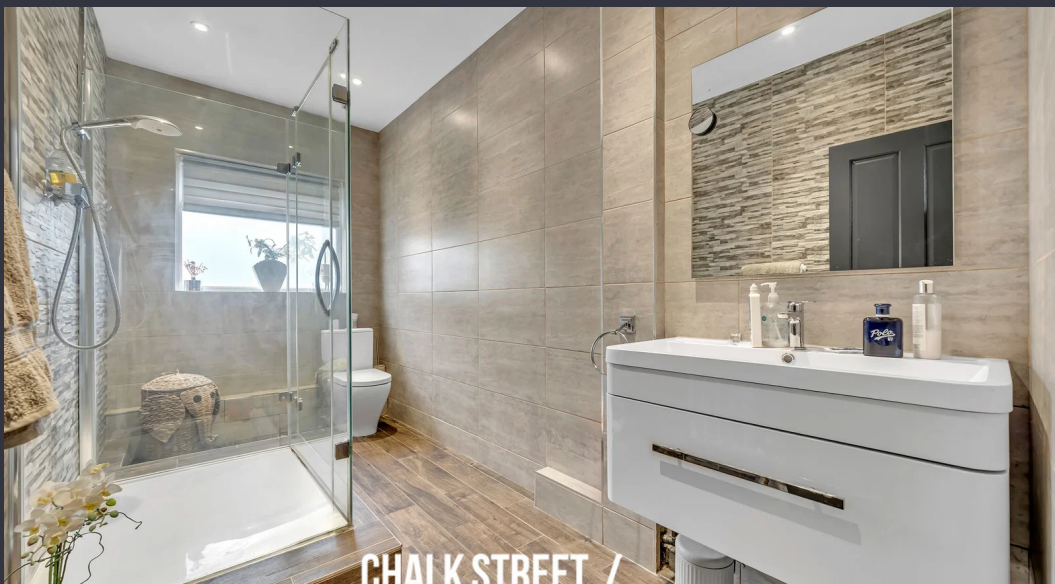
According to the vendor:

Heating: Gas Central Heating
 Broadband: Connected, supplier understood to be Community Fibre
 Mobile Coverage: Vendor advises there are no known signal issues
 Sewerage: Mains drainage understood, with no private drainage system advised



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.







FARM RD, RAINHAM



**CHALK
STREET /**
ESTATES

5 BEDROOM 2 BATHROOM 2 RECEPTION ROOM 1 GARAGE

GROUND FLOOR 114.81 SQ.M
1236 SQ.FT

FIRST FLOOR 81.69 SQ.M
879 SQ.FT

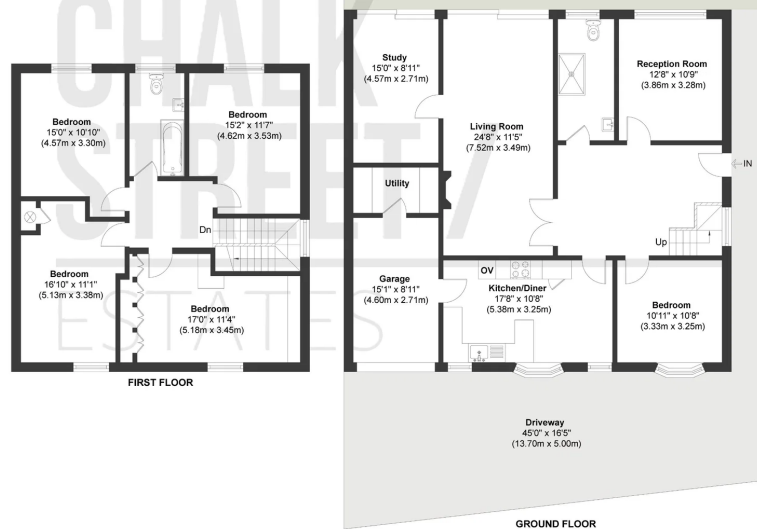
GARAGE 12.46 SQ.M
134 SQ.FT

OUTBUILDING'S 32.88 SQ.M
354 SQ.FT

TOTAL INTERNAL AREA

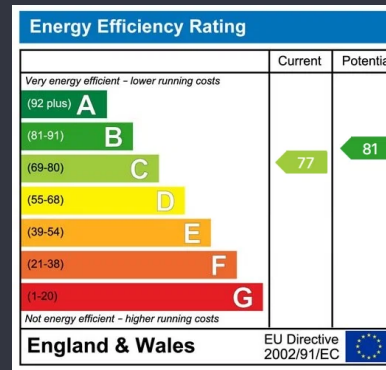
241.84 SQ.M / 2603 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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VISUALS BY
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