



Hugo Gardens, Rainham, RM13

Offers Over **£450,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Situated in a convenient Rainham location with excellent public transport links, close to local schools, shops and amenities, this well-presented three-bedroom semi-detached house offers a fantastic opportunity for buyers seeking a spacious and practical family home.

Upon entering the property, you are welcomed into an entrance hall leading through to a generous reception room measuring approximately 19'5" x 11'9" into the bay. This provides an excellent space for relaxing and entertaining, with a bright bay window enhancing the room.

To the rear of the property is the stylish open-plan kitchen / dining room, measuring approximately 15'0" x 13'5". This forms the heart of the home and offers a practical layout for everyday living, with ample space for meal preparation, dining and family gatherings. Double doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor space.

To the first floor, the property comprises three well-proportioned bedrooms. The principal bedroom measures approximately 14'9" x 11'2" into the bay, with two further bedrooms measuring approximately 11'5" x 9'8" and 9'2" x 7'.

Completing the internal accommodation is a family bathroom.

Externally, the property benefits from off-street parking to the front, with side access leading through to the rear garden. The garden measures approximately 32' x 15'3", offering an ideal space for outdoor dining, entertaining or family use.

A garage, measuring approximately 16'9" x 8'4", provides further storage or secure parking.

Overall, this is a well-laid-out home in a convenient location, offering spacious accommodation, a good-sized rear garden and useful garage space.

According to the vendor:

Heating: Gas Central Heating

Broadband: Connected, supplier understood to be EE

Mobile Coverage: Vendor advises there are no known signal issues

Sewerage: Mains drainage understood

The property also boasts a Water Softener.

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.



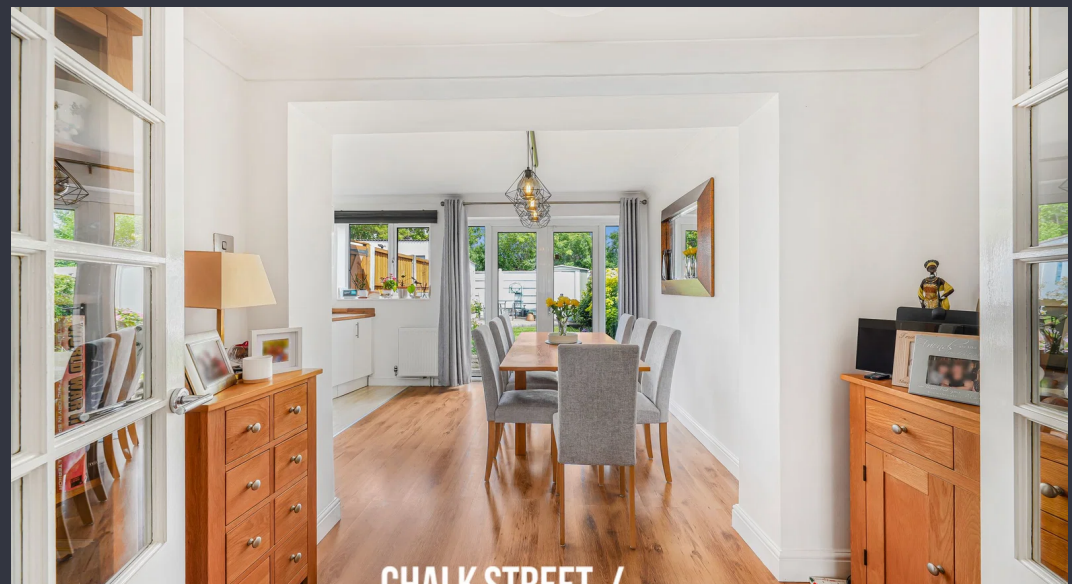


- Three Bedrooms
- Semi-Detached House
- Well Presented Throughout
- Spacious Reception Room
- Open Plan Kitchen / Dining Room
- Off Street Parking
- Garage & Side Access
- 32' Rear Garden
- Close Proximity To Local Schools & Amenities





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