



CHALK STREET /
ESTATES

Ryder Gardens, Rainham, RM13

Offers Over **£575,000**

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Ideally situated within easy reach of local shops, highly regarded schools and excellent transport links is this well-presented, spacious three-bedroom end of terrace house.

Upon entering the property, you are welcomed into a bright and inviting hallway which provides access to the ground floor accommodation with stairs rising to the first floor and the added benefit of under the stair storage.

At the front of the home, spanning the entire length of the property, is a spacious reception and dining room measuring approximately 24'7" x 11'6". Bathed in natural light from the attractive walk-in bay window, this versatile living space provides ample room for both relaxation and entertaining. Tastefully decorated throughout, the room enjoys a bright and airy feel, whilst double doors to the rear open directly onto the garden.

Positioned to the rear of the property, the well-appointed kitchen has been thoughtfully designed to maximise both storage and workspace. Featuring a range of wall and base units with complementary work surfaces, the kitchen is further enhanced by a selection of quality integrated appliances, including a Neff six-burner hob, two Neff multifunction ovens, integrated dishwasher, integrated wine and drinks cooler, an instant boiling water tap and the American-style fridge/freezer which will all remain at the property. A door provides convenient access to the rear garden.

Adjacent to the kitchen is a practical utility room offering additional storage and space for the integrated washing machine and tumble dryer.

Completing the ground floor accommodation is a modern family shower room, finished to a good standard.

The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms and a comfortable single bedroom.

These rooms are served by an additional family bathroom located on the first floor.

Externally, to the front, there is off-street parking provided via a driveway, whilst side access leads directly through to the rear garden.

The generous 54' rear garden commences with a large patio area with the remainder of the garden laid to lawn. Located in the rear garden there is a particularly impressive outbuilding that benefits from lighting, power and TV cabling and is currently utilised for the storage of garden equipment but offers a wide range of alternative uses to suit individual requirements. Within the outbuilding is a dedicated sauna.

Further benefits include solar panels, an ADT alarm system, double glazing and gas central heating. The loft has not been converted but is partially boarded, providing useful additional storage space. The property also offers scope for enlargement and further improvement, subject to the necessary planning permission.

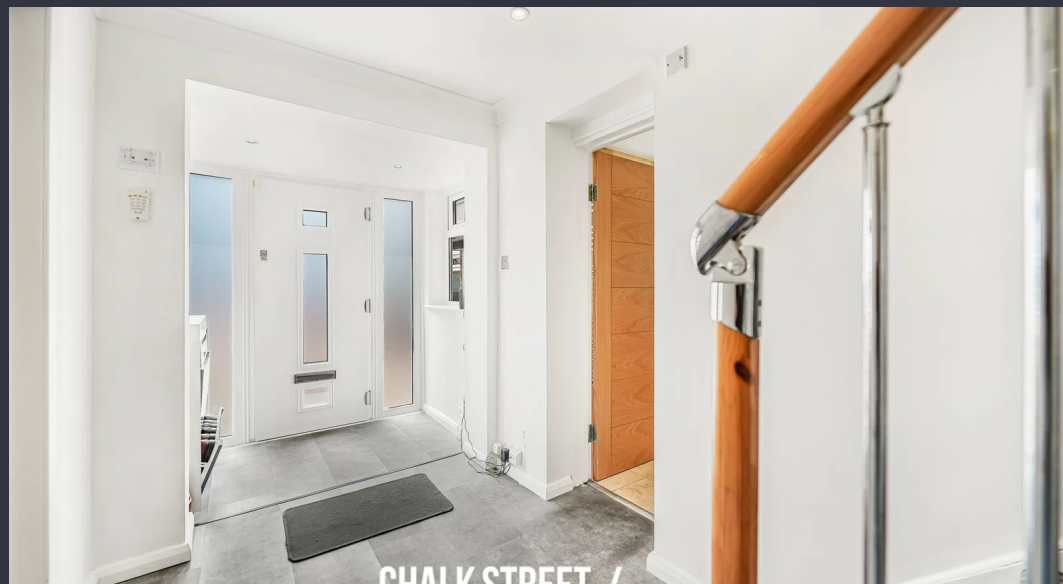
Viewing is highly recommended to appreciate what this home has to offer.





- Three Bedroom End Of Terrace House
- Well Presented Throughout
- Separate Utility Room
- 24' Reception / Dining Room
- Two Well Appointed Family Bathrooms
- 54' Rear Garden
- Garden Outbuilding With Sauna
- Off Street Parking With Rear Side Access
- Close Proximity To Good Local Schools
- 0.7 Miles from Elm Park Station







RYDER GARDENS
RAINHAM, RM13



- 3 BEDROOM
- 2 BATHROOM
- 1 RECEPTION ROOM

GROUND FLOOR	66.4 SQ M 714 SQ FT
FIRST FLOOR	38.6 SQ M 415 SQ FT
OUTBUILDING	23.3 SQ M 250 SQ FT

TOTAL INTERNAL AREA
128.3SQ M / 1379 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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