



CHALK STREET /
ESTATES

Stephen Avenue, Rainham, RM13

Offers Over £600,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Offered for sale with the added advantage of no onward chain, and occupying a pleasant position within a cul-de-sac centred around an attractive landscaped central island, is this substantial and extended four-bedroom semi-detached family house. Well positioned for families and commuters alike, the property is conveniently located within close proximity of reputable local schools and amenities, while Elm Park Underground Station is a short walk away. A nearby bus stop is also just a couple of minutes' walk from the property and includes a 24-hour bus service, providing excellent connections throughout the surrounding area. Rainham C2C Station is also within easy reach. Offering approximately 1,448 sq. ft. of internal living accommodation, together with a generous garage, the property provides excellent space for growing families.

Upon entering, you are welcomed by an inviting entrance hallway, with stairs rising to the first floor and access to the principal ground-floor accommodation.

Positioned to the front of the home, the impressive reception room measures 25'3" x 11'6" and enjoys an abundance of natural light from the large bay window. Generous in its proportions, the room is centred around an attractive feature fireplace and provides ample space for multiple seating areas, creating a comfortable and versatile environment in which to relax.

Undoubtedly forming the heart of the home is the superb open-plan kitchen / dining room, measuring an impressive 27' x 20'3" at its widest point. The kitchen is fitted with an extensive range of wall and base units, complemented by generous laminate worktop space. Appliances included within the sale comprise a hob, double oven, fridge and freezer.

The adjoining dining and sitting areas provide plenty of room for a substantial dining table as well as additional seating, making this an excellent space for modern family life and entertaining. Spanning much of the rear of the property, an abundance of windows and two sets of French doors allow plenty of natural light to flood the room whilst providing direct access to the rear garden.

Completing the ground-floor accommodation is a useful utility room with W/C facilities.

Heading upstairs, the first-floor landing provides access to four bedrooms. The principal bedroom is positioned at the front of the home, measuring 14'7" x 11'3" and benefiting from a bay window together with fitted wardrobes. Two further bedrooms measure 13'0" x 8'4" and 11'3" x 9'8", with the latter also benefiting from fitted storage. The fourth bedroom measures 8'4" x 6'7" and would make an ideal child's bedroom, nursery or home office.

Serving the bedrooms are two bathrooms, including a family bathroom fitted with a corner bath and separate shower enclosure, together with an additional shower room which benefits from underfloor heating, providing excellent practicality for a busy household.

Further useful storage is available within the loft, which is insulated and boarded, with a pull-down ladder and lighting providing convenient access and usability.





Externally, the property benefits from off-street parking to the front, with access to the substantial garage measuring 21'8" x 8'5", offering excellent storage and further potential, subject to the necessary planning consents.

To the rear, the garden measures approximately 46'0" x 30'7" and commences with a generous patio / decked seating area, perfect for outdoor dining and entertaining. The remainder is predominantly laid to lawn and complemented by established planting and mature shrubs, creating an attractive outdoor space for the whole family to enjoy.

The garden also benefits from useful storage sheds, one of which is supplied with electricity.

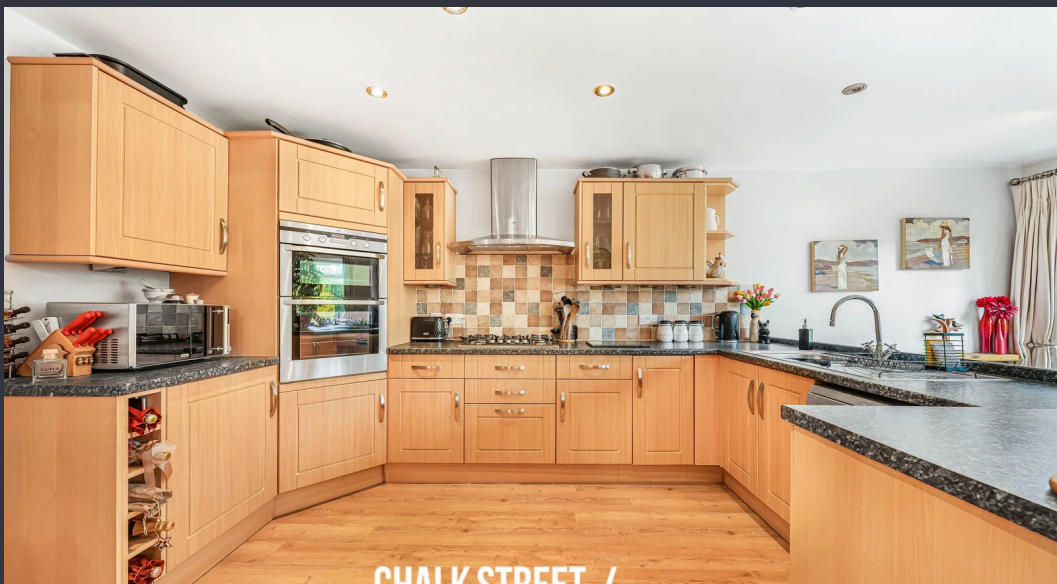
Offering generous accommodation, excellent entertaining space and a highly practical family layout, viewing is strongly recommended to fully appreciate everything this impressive home has to offer.

According to the vendor:

Heating: Gas central heating
Broadband: Broadband available, supplier is BT
Mobile Coverage: Good connection with no known 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.







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STEPHEN AVENUE

RAINHAM, RM13



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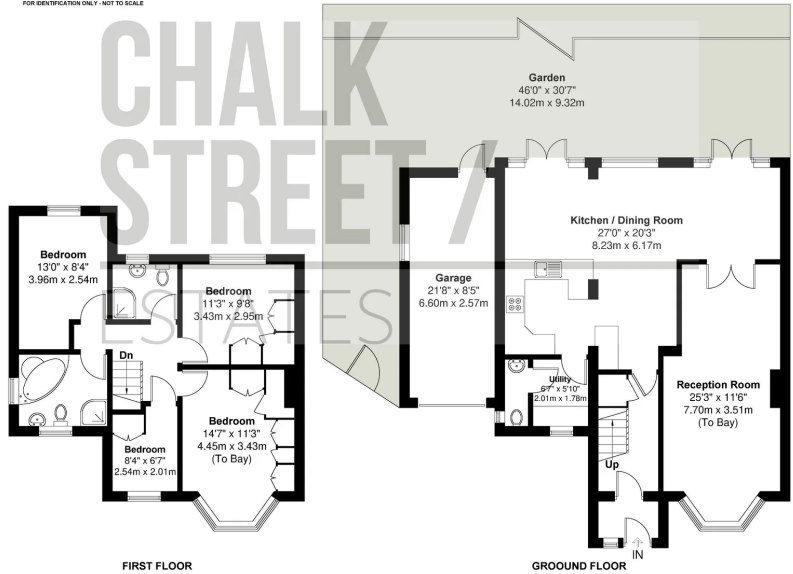
4 BEDROOM 2 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR 78.57 SQ M 845.72 SQ FT

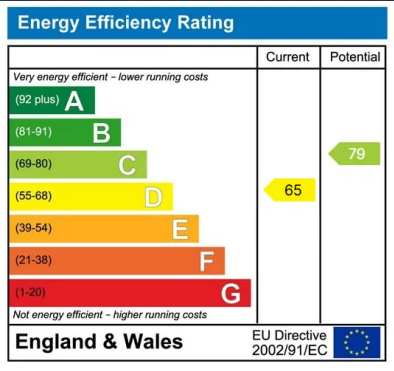
FIRST FLOOR 55.97 SQ M 602.45 SQ FT

GARAGE 16.83 SQ M 181.15 SQ FT

TOTAL INTERNAL AREA
151.37 SQ M / 1629.33 SQ FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WEST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



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