



Upper Rainham Road, Hornchurch, RM12
£475,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Located within close proximity of local shops, schools and a range of amenities, and less than a mile from Romford Elizabeth Line Station, is this spacious and beautifully presented three-bedroom terraced house.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor.

The generous living / dining room measures 24'11 x 16'7 and is filled with natural light from the attractive walk-in bay window. The dining area provides ample space for a family dining table and chairs and flows seamlessly through to the stylish modern kitchen, which is situated within the rear extension.

The kitchen offers an excellent range of wall and base units, ample worktop space and room for all essential appliances. Double patio doors provide direct access onto the rear garden.

Moving upstairs, there are three bedrooms comprising two generous double bedrooms and a single bedroom, all served by a modern family bathroom.

The second floor comprises a conversion, which is currently arranged as a bedroom.

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

The impressive 90' rear garden begins with a paved patio seating area, with a pathway running along the side. The remainder of the garden is predominantly laid to lawn, providing a generous outdoor space for families and entertaining. At the bottom of the garden is a useful storage shed which benefits from electricity, along with rear access.

Viewing is highly recommended to fully appreciate the space, presentation and versatile accommodation this wonderful family home has to offer.

According to the vendor:

Heating: Gas Heating

Broadband: Connected, current provider understood to be BT

Mobile Coverage: Vendor advises mobile phone reception is good

Sewerage: Connected to the main sewer network



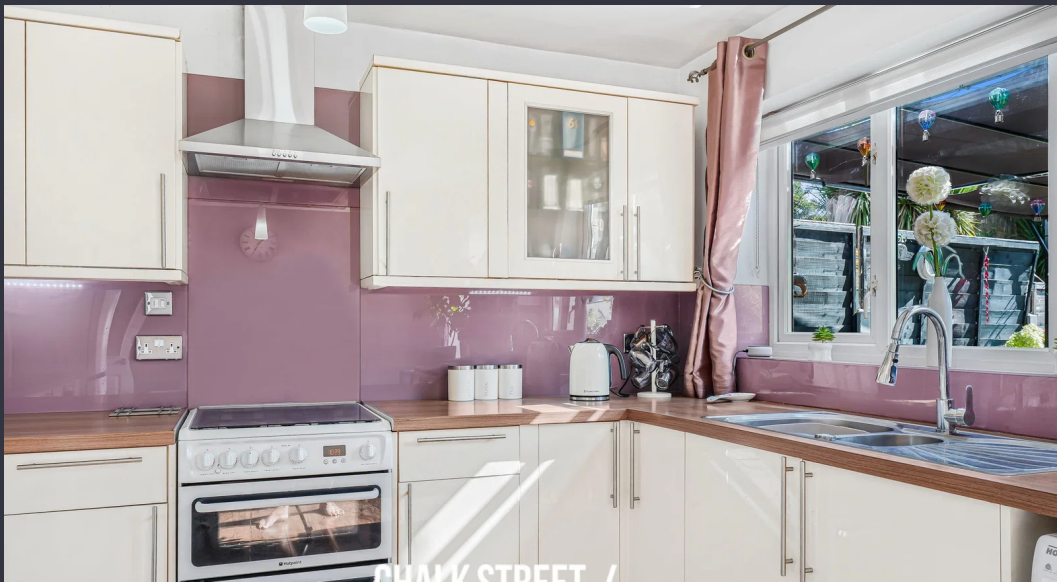


- Three Bedrooms
- Terraced House
- Well Presented Throughout
- Well Appointed Family Bathroom
- Loft Conversion
- Off Street Parking
- 90' Rear Garden With Rear Access
- 0.8 Miles From Elm Park Station
- 1 Mile From Romford Elizabeth Line Station
- Walking Distance To Harrow Lodge Park

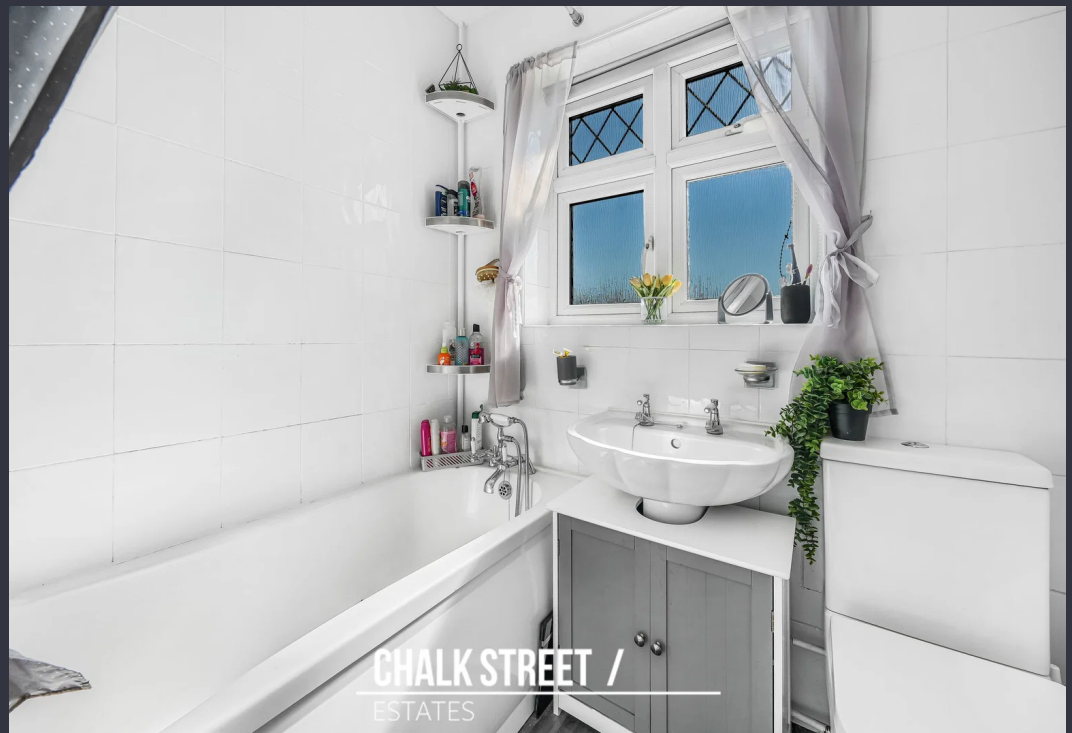
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Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance 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.









UPPER RAINHAM ROAD

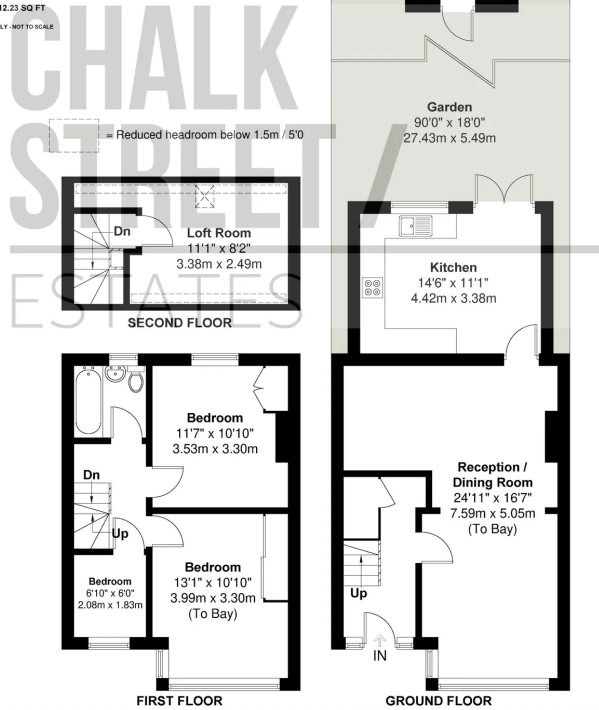
HORNCHURCH, RM12



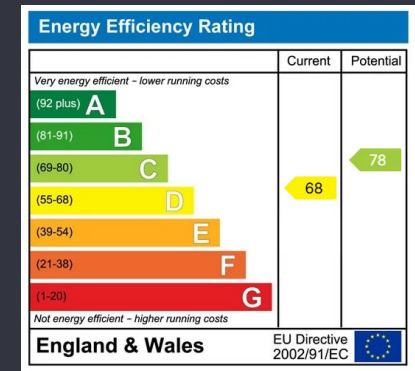
3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

GROUND FLOOR	53.50 SQ M 575.86 SQ FT
FIRST FLOOR	37.22 SQ M 400.63 SQ FT
SECOND FLOOR	15.34 SQ M 165.11 SQ FT
SHED	6.56 SQ M 70.61 SQ FT

TOTAL INTERNAL AREA
112.62 SQ M / 1212.23 SQ FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



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