



Allen Road, Rainham, RM13

Offers Over **£650,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Located within easy reach of local schools, shops and everyday amenities is this well-presented three-bedroom detached bungalow.

Upon entering the property, you are welcomed by a bright and spacious entrance hallway.

To the front of the property, positioned on the right-hand side, is a generously sized bedroom which benefits from a bay window, allowing plenty of natural light into the room.

Positioned on the left-hand side is a further well-proportioned bedroom, also benefiting from a bay window and measuring approximately 14'0 x 10'2. Adjacent to this is a third bedroom, which offers flexibility and could alternatively be utilised as an additional reception room, depending on individual requirements.

To the rear of the property is the impressive extended open-plan kitchen, dining and reception area, measuring approximately 27'7 x 23'11. This generous space offers excellent room for a variety of furniture arrangements, including a large corner sofa alongside a dining table, while still retaining a good sense of space throughout. The modern kitchen is fitted with a range of wall and base units, complemented by ample quartz worktop space and a central breakfast bar. The kitchen further benefits from a range of integrated appliances, including a fridge freezer, dishwasher, oven, microwave and hob. Bi-folding doors open directly onto the rear garden, allowing an abundance of natural light into the room, while additional skylights further enhance the bright and spacious feel of this area.

A useful utility room is conveniently accessed directly from the kitchen, providing additional storage and practicality.

Completing the accommodation is a tastefully presented four-piece family bathroom, together with a separate W/C.

The property also benefits from a fitted security alarm system, complete with a keypad and cameras.

Externally, to the front of the property there is off-street parking provided via the driveway, with access leading through to the rear garden. Additional security and convenience are provided by external sensor lighting positioned to the front and side of the property.

The generous rear garden extends to approximately 111ft and commences with a paved patio area, providing an ideal space for outdoor seating. Beyond this, the remainder is predominantly laid to lawn, bordered by mature shrubbery, with external lighting extending the full length of the garden. Completing the outside space is a useful outbuilding, which benefits from both power and lighting and offers additional storage or workspace.

Viewing is highly recommended to fully appreciate the layout and flexibility this family home has to offer.





- Three Bedrooms
- Detached Bungalow
- Presented To A High Standard Throughout
- Open Plan Kitchen / Dining / Living Room
- Separate Utility Room
- Four Piece Family Bathroom and Separate W/C
- Off Street Parking With Side Gate Access To The Rear
- Generous Rear Garden
- Outbuilding Benefitting From Power and Electricity
- Within Easy Reach Of Local Schools, Shops And Everyday Amenities

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Virgin

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.





CHALK STREET /



CHALK STREET /

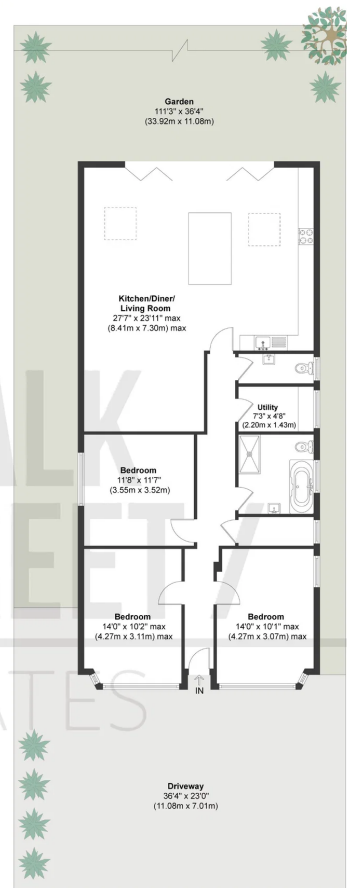




ALLEN RD,
RAINHAM, RM13
**CHALK
STREET /**
ESTATES

3 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

TOTAL INTERNAL AREA
118.40 SQ.M / 1275 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



GROUND FLOOR

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS, WHILST 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.

VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chalk Street Estates - Sales

63-65 Station Lane, Hornchurch, Greater London RM12 6JU

01708 922837

sales@chalkstreet.co.uk

<https://chalkstreet.co.uk/>