



Upper Rainham Road, Hornchurch, RM12

Offers Over **£500,000**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Ideally located within close proximity of local schools, amenities and transport links is this well-presented three-bedroom semi-detached family home. Benefiting from a generous rear garden, off-street parking, an attached garage and approximately 1092 sq. ft. of internal accommodation, the property offers comfortable and versatile living space throughout.

Upon entering the home, you are greeted with a welcoming entrance hallway, with stairs rising to the first floor and access to a convenient ground-floor W/C.

Positioned at the front of the property, the spacious living room measures 13'3 x 10' and draws an abundance of natural light from the large window to the front elevation. Decorated in a tasteful colour palette and featuring decorative cornicing, this inviting reception room provides the perfect space in which to relax.

Located at the rear of the home, the bright and spacious open plan kitchen / diner measures 16'8 x 11'4 at its maximum dimensions. The modern kitchen comprises numerous white wall and base units, ample wooden worktop space, a tiled splashback and a selection of integrated appliances. There is also generous space for a dining table or additional seating, creating a sociable and versatile setting for everyday family life.

The kitchen flows seamlessly into the impressive conservatory, which measures 13'1 x 13'. Flooded with natural light from the windows and glazed roof, this superb additional reception space is presently arranged to provide both dining and exercise areas but could equally serve as a family room, playroom or entertaining space. Double doors open directly onto the south-facing rear garden.

Heading upstairs, there are three bedrooms and the family bathroom.

The largest bedroom measures 13'5 x 10'3 at its maximum dimensions and enjoys a large window to the front elevation. The second bedroom is another well-proportioned double room, measuring 11'4 x 9', while the third bedroom measures 6'9 x 6'4 and would make an ideal child's bedroom, nursery or home office.

Completing the internal accommodation is the family bathroom, which comprises a panelled bath with a wall-mounted shower and glass screen, a wash hand basin and a low-level W/C, complemented by contemporary tiling.

Externally, the impressive rear garden measures approximately 76'5 in length. Commencing with a generous paved patio area, providing the perfect setting for outdoor dining and entertaining, the remainder is predominantly laid to lawn. Mature trees, established shrubs and raised planted borders add greenery and interest, while a pathway leads towards the base of the garden.

To the front, the block-paved driveway measures approximately 26'5 x 21'6 and provides ample off-street parking for multiple vehicles. The attached 20'5 x 8' garage offers secure parking or valuable storage space, while also presenting potential for conversion, subject to the necessary planning consent.

The property is conveniently located 0.8 miles from Elm Park Station and 1 mile from Romford Elizabeth Line Station. Harrow Lodge Park is also within walking distance.





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- Three Bedrooms
- Semi-Detached House
- Spacious Living Room
- Open Plan Kitchen / Diner
- Conservatory
- Off Street Parking With 20'5 x 8' Garage
- 76'5 South Facing Rear Garden
- 0.8 Miles From Elm Park Station
- 1 Mile From Romford Elizabeth Line Station
- Walking Distance To Harrow Lodge Park

According to the vendor:

Heating: Gas central heating; Combi boiler

Broadband: Connected, supplier is BT / EE connection

Mobile Coverage: Good connection, no issues advised

Sewerage: Mains supply

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UPPER RAINHAM RD,
HORNCHURCHCHALK
STREET /
ESTATES

3 BEDROOM 2 BATHROOM 1 RECEPTION ROOM 1 GARAGE

GROUND FLOOR 53.35 SQ.M
574 SQ.FT

FIRST FLOOR 33.00 SQ.M
355 SQ.FT

GARAGE 15.15 SQ.M
163 SQ.FT

TOTAL INTERNAL AREA

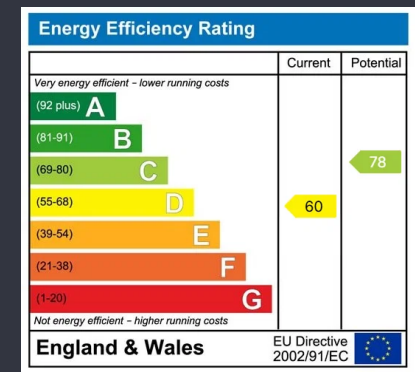
101.50 SQ.M / 1092 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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