



Hubert Road, Rainham, RM13

Offers Over
£650,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Situated within walking distance to local schools and amenities, is this well-presented four-bedroom detached house. Boasting approximately 1,843 sq. ft., including the garage, the property benefits from two separate reception rooms, an additional dining area, a kitchen / breakfast room, four double bedrooms and two bathrooms.

Upon entering the home, you are greeted with a welcoming entrance hallway, featuring stairs rising to the first floor and access to the principal ground-floor accommodation.

Positioned to the front of the property, the living room measures 20'7 x 10'9 maximum. A bay window draws plenty of natural light into the room, while its generous proportions provide ample space for comfortable seating. Glazed double doors at the rear open into the dining area, creating a pleasant connection between the living and entertaining spaces.

Across the hallway, the family room measures 11'9 x 11'5 maximum and also benefits from a front-facing bay window. This separate reception room offers flexibility for use as an additional sitting room, playroom or home office.

Spanning the rear of the home, the kitchen / breakfast room and adjoining dining area form a sociable space overlooking the garden. The kitchen measures 16'0 x 12'3 and features a range of wall and base units, ample worktop space and a central island incorporating breakfast bar seating. French doors open directly onto the rear patio.

The dining area measures 12'3 x 10'9 and comfortably accommodates a family dining table and chairs, with a rear-facing window providing further natural light.

A separate utility room provides additional practical space and access to the garage, while a ground-floor W/C completes this level.

Heading upstairs, the bright landing features a rooflight and provides access to four generously proportioned double bedrooms.

Positioned towards the rear, the principal bedroom measures 13'11 x 11'4, offering ample space for a double bed and accompanying furniture. The room also benefits from an en-suite shower room, comprising a shower enclosure, wash hand basin and low-level W/C.

To the front of the home, a further spacious double bedroom measures 15'9 x 9'11. Its generous length allows plenty of room for bedroom furniture alongside a dressing or study area. Also overlooking the front, the bedroom measuring 12'11 x 12'5 enjoys particularly well-balanced proportions, comfortably accommodating a double bed, wardrobes and additional furniture without compromising on floor space.

The fourth bedroom, positioned to the rear, measures 12'4 x 11'3 and is another comfortable double room boasting its own dressing room. Offering ample space for both sleeping and storage, it is equally suited to use as a family bedroom or guest room.

Completing the internal accommodation is the four-piece family bathroom, featuring a bath, separate shower enclosure, wash hand basin and low-level W/C, complemented by tiled finishes.

Externally, the west-facing rear garden measures approximately 44'1 x 33'11 and commences with a paved patio, providing space for outdoor seating and dining. The remainder is predominantly laid to lawn, with planted borders and established shrubbery.

To the front, a substantial paved driveway provides off-street parking, with access to the garage measuring 14'2 x 11'6. The driveway also benefits from an EV charger and security bollards.

According to the vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Virgin

Mobile Coverage: Good mobile phone signal

Sewerage: Connected to the mains sewer network

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.

Tenure: Freehold

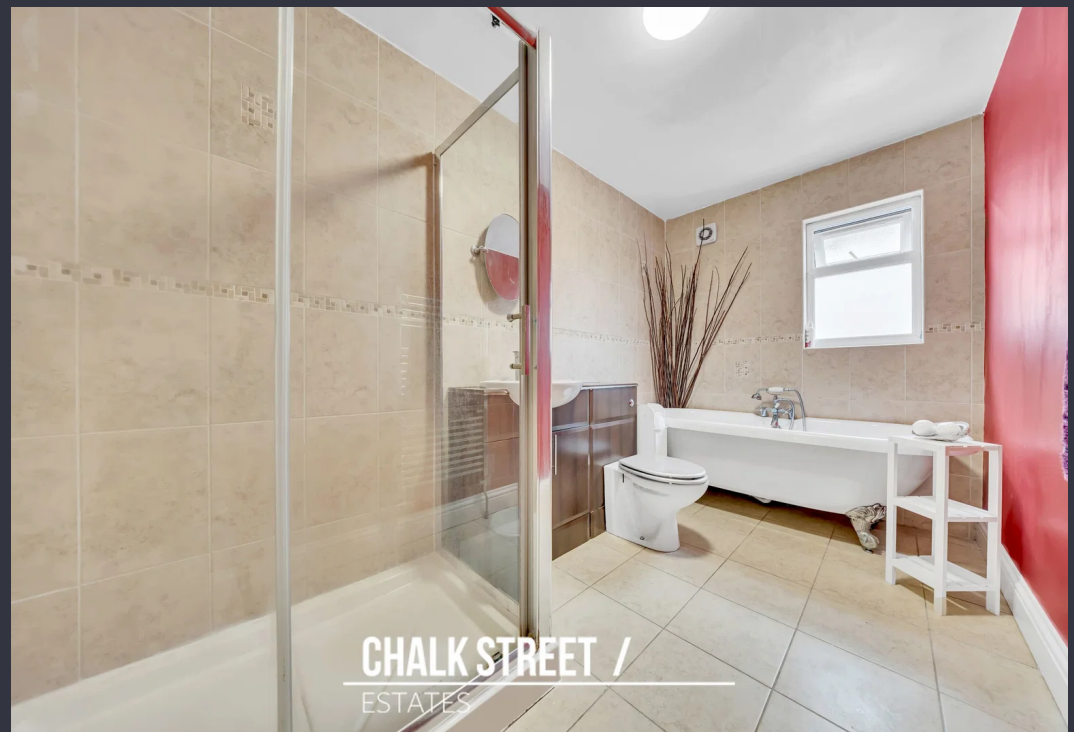
Property Type: Detached House

- Four Bedrooms
- Detached House
- 1,843 Sq. Ft.
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room Plus W/C
- Master Bedroom With En-Suite Shower Room
- Four-Piece Family Bathroom
- Off Street Parking Plus Garage
- 44' West Facing Rear Garden













HUBERT RD,
RAINHAM, RM13



- 4 BEDROOMS 2 BATHROOM 2 RECEPTION ROOM 1 GARAGE

GROUND FLOOR 77.46 SQ.M
834 SQ.FT

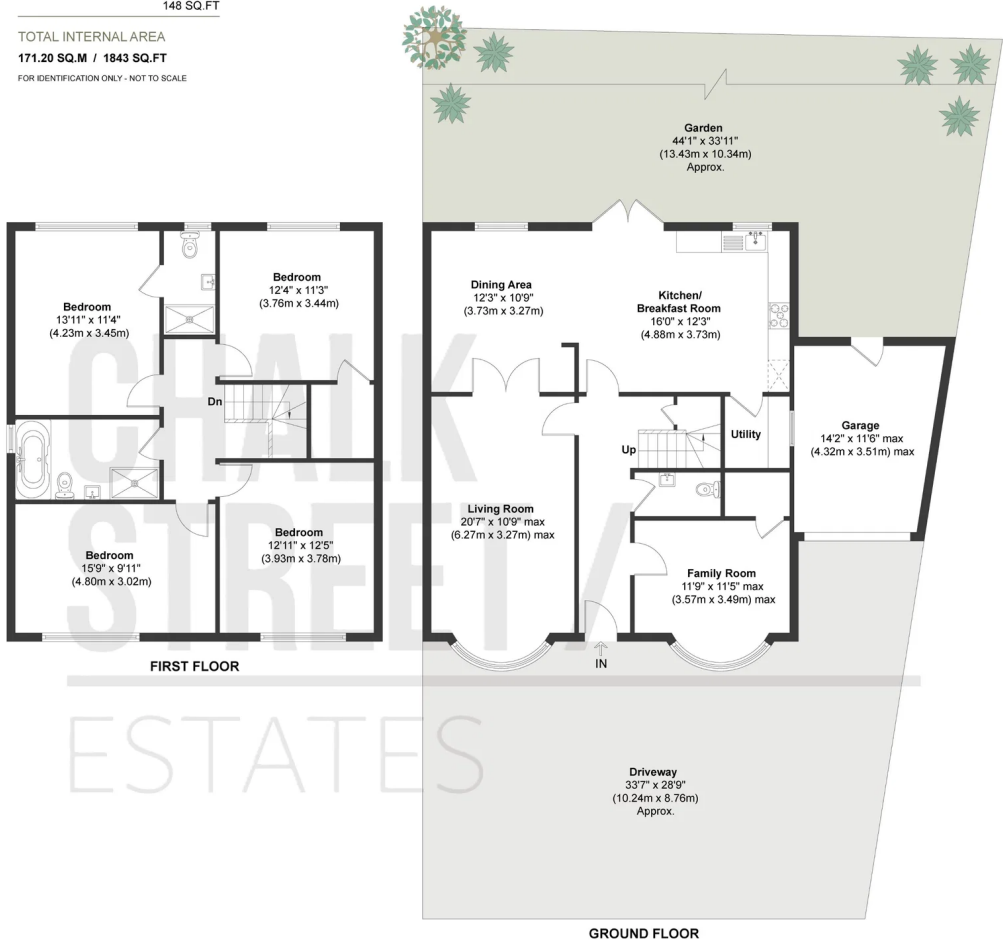
FIRST FLOOR 80.00 SQ.M
861 SQ.FT

GARAGE 13.74 SQ.M
148 SQ.FT

TOTAL INTERNAL AREA

171.20 SQ.M / 1843 SQ.FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

