

Lovell Walk, Rainham, RM13

Guide Price £625,000 - £650,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Offered for sale with the added advantage of no onward chain, and ideally positioned just 0.5 miles from Elm Park Station, is this impressive four-bedroom, semi-detached house. Conveniently located within walking distance of local schools, shops and amenities, this spacious family home benefits from an extensive range of improvements and modern features.

Upon entering, you are greeted by a welcoming entrance hallway, with stairs rising to the first floor.

Positioned to the left is the impressive reception/dining room, measuring an excellent 24'0 x 17'8. Drawing plenty of natural light through the large double bay window, this generously proportioned room offers ample space for both relaxing and dining.

Spanning the rear of the property is the spacious kitchen, comprising an extensive range of wall and base units, ample worktop space and a central breakfast island. Further benefits include quartz worktops, integrated double stoves and a dishwasher, whilst double doors provide direct access to the rear garden.

Completing the ground floor is a convenient W/C.

Heading upstairs, the first floor offers three well-proportioned double bedrooms, all presented in excellent condition. There is also a well-appointed luxury shower room with wash basin and a separate W/C.

On the second floor, you will find a generously sized fourth bedroom, benefiting from its own private shower room with wash basin and walk in shower, making it an ideal principal bedroom or guest suite.

Externally, to the front, the property benefits from a spacious driveway providing ample off-street parking for at least two vehicles, and gated side access to the rear garden.

To the rear, the predominantly paved garden offers a low-maintenance space with plenty of room for outdoor seating and entertaining. There is also a newly installed shed with lighting and electrical sockets.

Further benefits include 10 solar panels and a 5kWh battery storage system, alongside an upgraded British Gas heating system, which remains under warranty. The property also features smart heating controls operated via an app, newly installed radiators and underfloor heating in the main bathroom.

The current owners have undertaken an extensive program of improvements, including new flooring to the living room and kitchen, new carpets throughout, two newly installed bathrooms, renovated W/Cs and comprehensive redecoration. Externally, the property has also benefited from new render, improvements to the exterior woodwork and roofing, alongside garden fencing works.

A double-door LG fridge freezer, together with a matching Samsung washing machine and tumble dryer, are also available by separate negotiation.

Combining generous accommodation and a wealth of improvements, an internal viewing is highly recommended to fully appreciate all that is on offer.

According to vendor:

Heating: Gas

Broadband: Broadband available, supplier understood to be Community Fibre

Mobile Coverage: Mobile phone reception generally reliable

Sewerage: Connected to the mains sewer network

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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.

Tenure: Freehold

Property Type: Semi Detached House

- No Onward Chain
- Four Bedrooms
- Semi-Detached House
- Beautifully Presented Throughout
- Spacious Reception / Dining Room
- Two Family Shower Rooms and Two W/C's
- Well Appointed Kitchen
- Off Street Parking With Side Access
- 0.5 Miles From Elm Park Station
- Within Close Proximity of Well Regarded Local Schools


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LOVELL WALK

RAINHAM, RM13

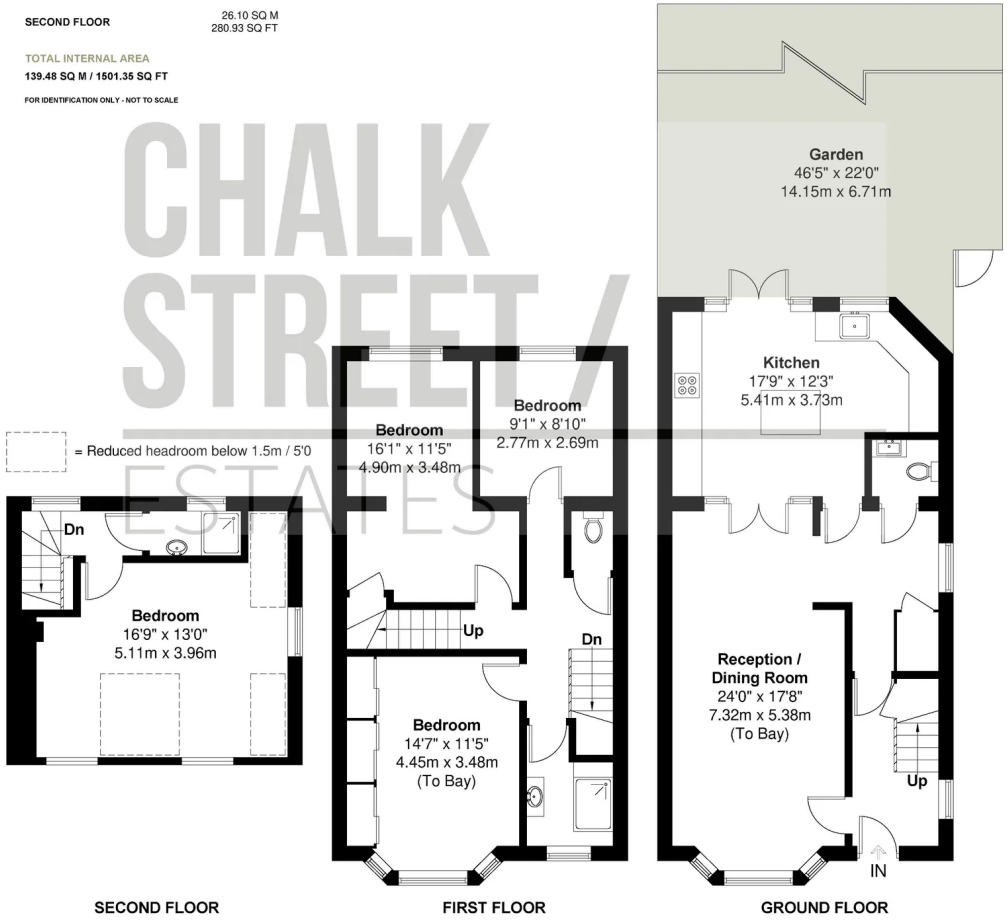
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4 BEDROOM | 2 BATHROOM | 1 RECEPTION ROOM

GROUND FLOOR	59.14 SQ M 636.57 SQ FT
FIRST FLOOR	54.24 SQ M 583.83 SQ FT
SECOND FLOOR	26.10 SQ M 280.93 SQ FT

TOTAL INTERNAL AREA
139.48 SQ M / 1501.35 SQ FT

FOR IDENTIFICATION ONLY - NOT TO SCALE



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