

Penrith Crescent, Rainham, RM13

Offers Over **£475,000**

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Occupying a generous corner plot with gardens extending to the front, side and rear, is this three-bedroom end-of-terrace house. Offering approximately 977 sq. ft. of accommodation, the home benefits from a spacious reception / dining room, a kitchen / breakfast room and a separate utility room. A particular highlight is the substantial side plot, providing off-street parking and additional outdoor space, which boasts the potential for development for a side extension or dwelling subject to planning permission.

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

Measuring 19'1 x 8'10, the kitchen / breakfast room is fitted with a range of wall and base units, complemented by contrasting work surfaces. There is space for essential appliances, along with room for a breakfast table, creating a practical setting for everyday family meals.

Positioned to the rear of the home, the reception / dining room measures 17'2 x 11'8 and offers ample space for comfortable seating and a dining table. A brick fireplace provides a focal point, while a large window and glazed door draw in natural light and provide access to the rear garden.

Completing the ground-floor layout is a separate utility room, measuring 11'8 x 4'9, which provides useful additional space and a further door opening onto the garden.

Heading upstairs, the landing provides access to three bedrooms. The two larger bedrooms measure 11'9 x 10'11 and 11'0 x 9'6 respectively, with both offering space for double beds and additional furniture. The third bedroom measures 8'11 x 7'6 and would also suit use as a nursery or home office.

Rounding off the first-floor accommodation is the family bathroom, fitted with a bath with shower overhead and a hand basin with storage beneath. A separate W/C is located adjacent.

Externally, the property enjoys a substantial corner plot, with lawned gardens and established hedging extending around the front and side. The side garden measures approximately 85' x 17'7, providing a generous outdoor area as well as off street parking.

The rear garden measures approximately 40' x 21'10 and commences with a paved patio, offering space for outdoor seating and entertaining. The remainder is predominantly laid to lawn, bordered by established planting and fencing.













- Three Bedrooms
- End of Terrace House
- Generous Corner Plot With Development Opportunity
- Approx. 977 Sq. Ft. Of Accommodation
- Spacious Reception / Dining Room
- Separate Utility Room
- First Floor Family Bathroom
- Approx. 40 Ft. Rear Garden
- Off-Street Parking To The Side
- Within Easy Reach Of Elm Park Underground Station

According to the vendor:

Heating: Gas combination boiler located in the attic

Broadband: Fibre broadband available, supplier understood to be Virgin Media

Mobile Coverage: Good mobile phone coverage

Sewerage: Connected to the mains sewer network

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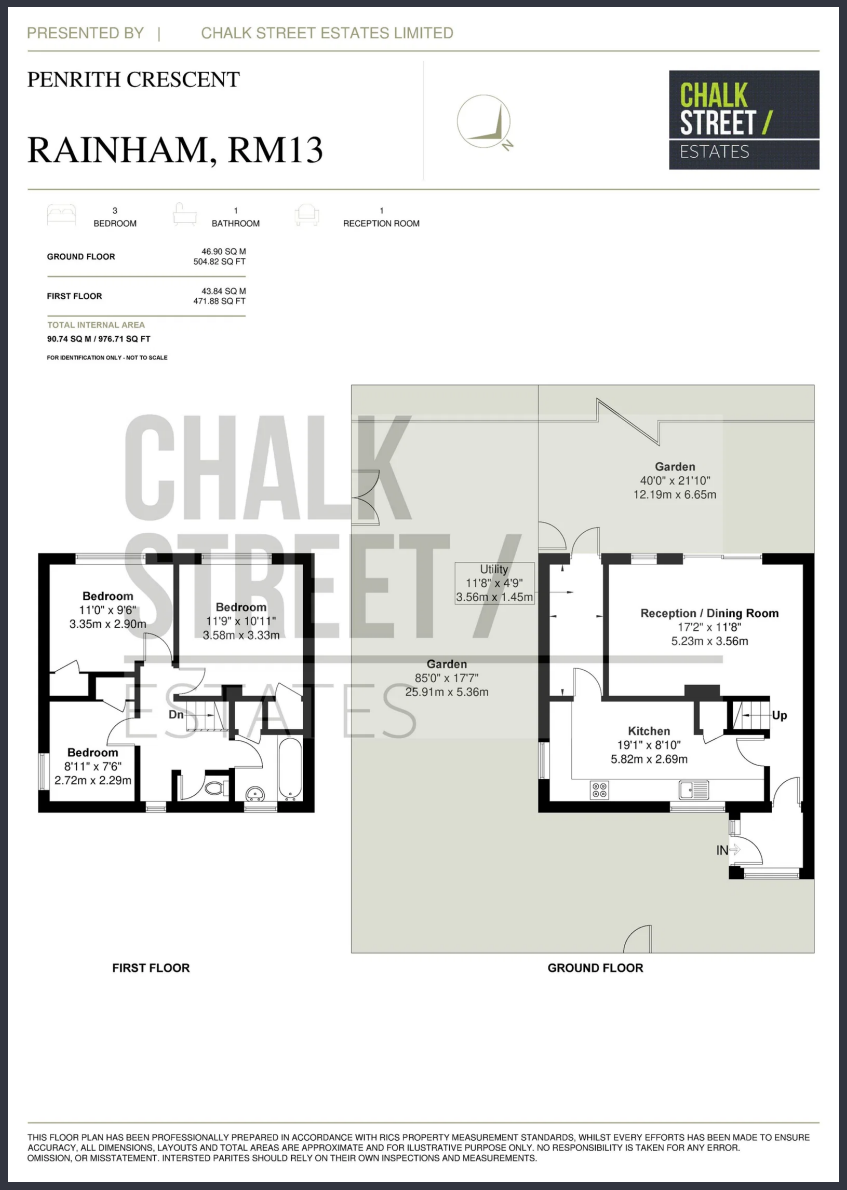

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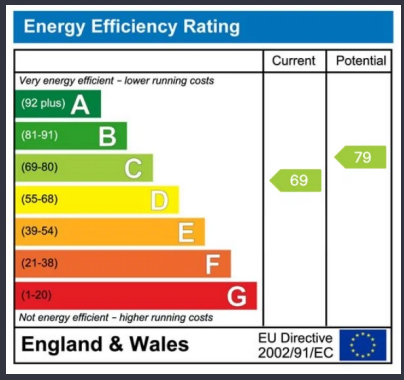

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