



South Hall Drive, Rainham, RM13 9HS

Offers In Excess Of £425,000



**** IDEAL FAMILY HOME READY TO MOVE INTO WITHIN WALKING DISTANCE TO RAINHAM C2C STATION. WELL PRESENTED WITH FULLY POWERED OUTHOUSE ****

*** GUIDE PRICE - £435,000 TO £450,000 ***

OC Homes are delighted to present to the sales market this stunning three bedroom mid-terrace family home in Rainham, RM13. The property is located within a nice, quiet residential street with a landscaped rear garden with fully powered outhouse and potential extend to the rear and into the loft (STPP). It is ideally located in a sought after part of Rainham, being a short walk from Rainham Station on c2c line and close to a local park, a number of local amenities and offers great scope to improve as and when desired.

The property has been well maintained by the current owners and is the ideal family home, ready to move into, with scope to extend as required. Accommodation comprises; ground floor - entrance porch, great size double reception room with dining area, modern kitchen, and well maintained rear garden with outhouse and potential for rear access. First Floor; three well decorated bedrooms and modern three piece bathroom, with access to a good size loft space, which can be converted to create a fourth bedroom and bathroom (STPP). Externally there is a well presented front garden as well as low maintenance rear garden with outhouse that can be used as a home office or gym space.

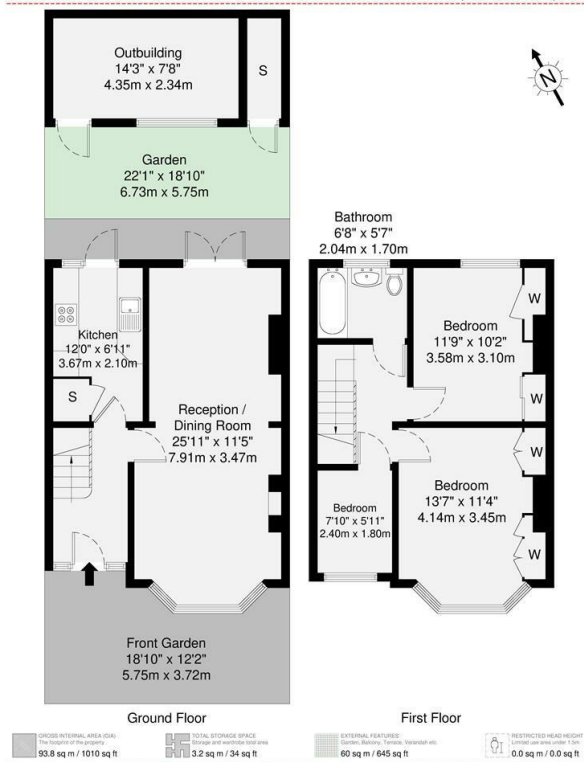
The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links with it being just a 15 min walk (0.6 miles) to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales team now.

- STUNNING FINISH THROUGHOUT
- FULLY POWERED OUTHOUSE
- ENGINEERED OAK FLOORING
- MODERN FINISH
- EXCELLENT TRANSPORT LINKS
- EASY ACCESS INTO LONDON
- IDEAL FAMILY HOME
- SCOPE TO EXTEND AS REQUIRED

Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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