

Penerley Road

Rainham



Penerley Road
Rainham
Guide Price £625,000
Freehold

- FOUR BEDROOM SEMI DETACHED FAMILY HOME, SET OVER THREE FLOORS
- BOASTING OVER 1,892 SQ.FT. OF LIVING ACCOMMODATION INCLUDING THE OUTBUILDING
- 18' KITCHEN/DINER WITH CENTRE ISLAND
- GROUND FLOOR SHOWER ROOM & UTILITY ROOM
- FIRST FLOOR FAMILY BATHROOM
- TOP FLOOR PRINCIPAL BEDROOM WITH EN-SUITE
- 24' LIVING ROOM
- 58' APPROX. SOUTH WEST FACING REAR GARDEN WITH GARAGE/OUTBUILDING
- OFF STREET PARKING
- SITUATED 0.7 MILES TO RAINHAM C2C STATION, PROVIDING EASY ACCESS TO LONDON FENCHURCH STREET
- CLOSE TO BRADY PRIMARY SCHOOL & THE HARRIS ACADEMY
- COUNCIL TAX BAND: D



















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ENTRANCE VIA :
Double glazed French doors to:

PORCH :
Double glazed windows to all aspects, door to:

ENTRANCE HALL :
Stairs to first floor, doors to accommodation.

LIVING ROOM :
24'7 x 11'1.
Double glazed box bay window to front, radiator, wood effect flooring, smooth ceiling with cornice coving and inset spotlights, bi-fold doors to:

KITCHEN/DINER :
18'6 x 14'7.
Double glazed window to rear, double glazed French doors to rear leading to garden, double glazed roof lantern, range of base level units and drawers with granite work surfaces over and matching upstands, inset sink drainer unit with Quooker tap, range of matching eye level cupboards, two vertical feature radiators, wood effect flooring, complementary tiled splash backs, smooth ceiling with cornice coving, inset spotlights and inset speakers.
Centre island/breakfast bar housing: range of base level units with granite worksurface over.
Integrated appliances include: two ovens, 5-ring gas hob with stainless steel extractor hood over, dishwasher.

UTILITY ROOM :
8'11 x 5'11.
Obscure double glazed window to flank, range of base level units with work surfaces over, inset stainless steel sink drainer unit with mixer tap, tiled flooring, complementary tiled splash back, wall mounted Vaillant boiler, smooth ceiling with inset spotlights, door to:









GROUND FLOOR SHOWER ROOM/WC :
Suite comprising: corner shower cubicle with rain style shower head over and sperate hand shower attachment, pedestal wash hand basin wit mixer tap, low level wc. Heated chrome towel rail, storage cupboard, tiled flooring, complementary tiling to walls, smooth ceiling with inset spotlights.

FIRST FLOOR LANDING :
Stairs to second floor, doors to accommodation.

BEDROOM TWO :
14'2 x 11'9.
Double glazed box bay window to front, range of fitted wardrobes with bridging unit over, bedside cabinets and drawers, radiator, wood effect flooring, smooth ceiling with cornice coving and inset spotlights.

BEDROOM THREE :
12'5 x 9'4.
Double glazed window to rear, range of fitted wardrobes with bridging unit over, radiator, wood effect flooring, smooth ceiling with cornice coving and inset spotlights.

BEDROOM FOUR :
9'4 x 8'4.
Double glazed window to rear, fitted wardrobe with bridging unit over and chest of drawers, radiator, wood effect flooring, smooth ceiling with cornice coving and inset spotlights.

FAMILY BATHROOM/WC :
7'1 x 6'8.
Obscure double glazed window to front. Suite comprising: panelled bath with glazed shower scree, mixer tap and wall mounted hand shower attachment, pedestal wash hand basin with mixer tap, low level wc with push flush. Tiled flooring, complementary tiling to walls, smooth ceiling with inset spotlights.

SECOND FLOOR LANDING :
Double glazed window to flank, door to:

BEDROOM ONE WITH EN-SUITE :
BEDROOM:
18'6 x 15'4 max.
Two double glazed Velux windows to front, double glazed window to rear, radiator, wood effect flooring, smooth ceiling with inset spotlights, door to:
EN-SUITE:
7'1 x 6'8.
Obscure double glazed window to rear. Suite comprising: corner shower cubicle with wall mounted shower, floating vanity wash hand basin with mixer tap and drawers under, low level wc with push flush. Heated chrome towel rail, complementary tiling to walls, smooth ceiling with inset spotlights, extractor fan.

SOUTH WEST FACING REAR GARDEN :
58' approx.
Commencing raised decked patio area, block paved area to side, remainder laid to lawn, raised feature flowerbed, double gated side access providing further parking within the garden.







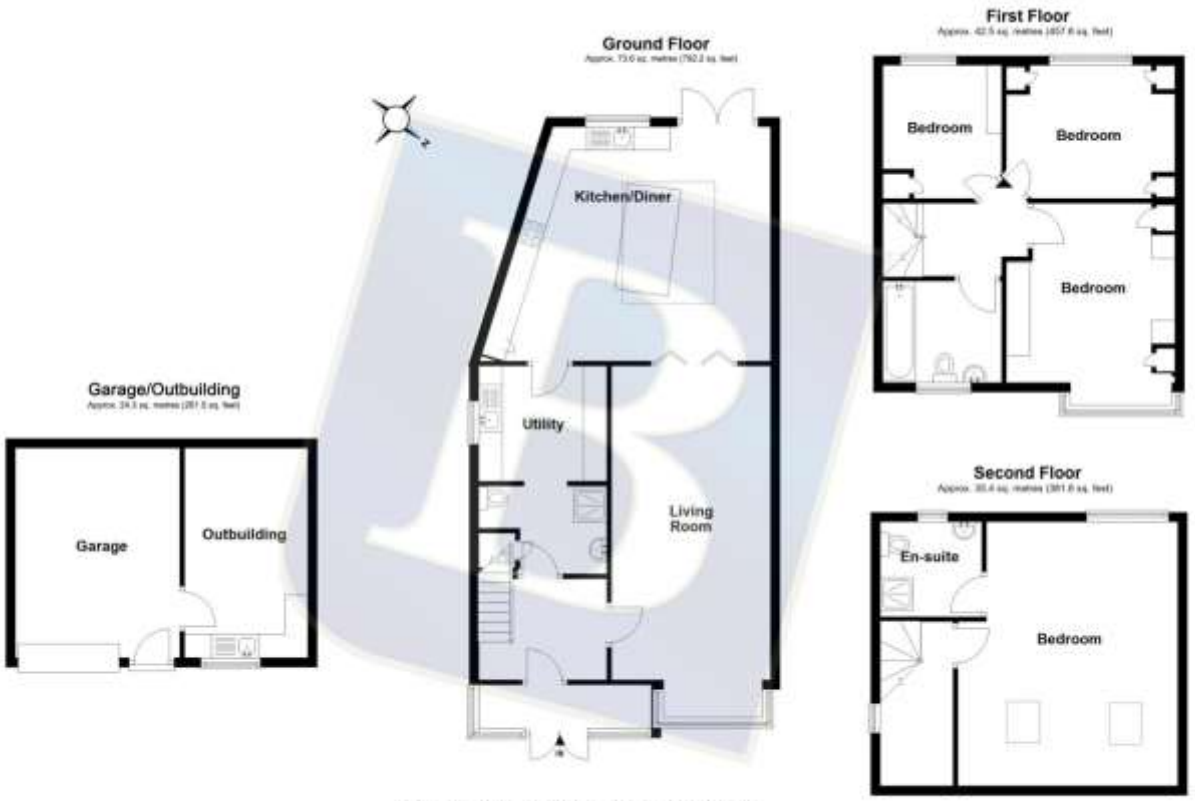


GARAGE/OUTBUILDING :
2/3 is garage, 1/3 is the outbuilding.
The garage is accessed via a roller shutter door and external door.
Further internal door leads from the garage into the outbuilding section.
OUTBUILDING:
Double glazed window to front, smooth ceiling with inset spotlights and inset speakers, power and lighting connected.
KITCHENETTE AREA:
Range of eye and base level units with work surfaces over, inset sink with hose mixer tap, space for appliances.

FRONT OF PROPERTY :
Block paved providing off street parking, shared side access.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk//bip-docs?appuid=6230594626a0d5f1ccecf45061834867

Balgores
Hornchurch



Total area: approx. 175.8 sq. metres (1892.3 sq. feet)
(Incl. Garage/Outbuilding)

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Balgores Hornchurch
Balgores, 1 North Street,
Hornchurch, Essex, RM11 1RL

Tel: 01708 470 756
Fax: 01708 471 520
E-mail: sales@balgoresproperty.com

www.balgoresproperty.com

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