

Abbey Wood Lane

Rainham



Abbey Wood Lane
Rainham
Guide Price £575,000
Freehold

- FOUR BEDROOM FAMILY HOME, SET OVER THREE FLOORS
- SITUATED ON THE POPULAR UPMINSTER ROAD NORTH AREA OF RAINHAM
- 13' KITCHEN
- 18' LIVING ROOM WITH SEPARATE DINING AREA
- UTILITY ROOM & GROUND FLOOR CLOAKROOM
- EN-SUITE & FIRST FLOOR FAMILY BATHROOM/WC
- 35' APPROX. SOUTHERLY FACING LOW MAINTENANCE REAR GARDEN
- OFF STREET PARKING
- CLOSE TO ABBEY WOOD PUBLIC OPEN SPACE
- CONVENIENT FOR PARSONAGE FARM PRIMARY SCHOOL, THE HARRIS ACADEMY & RAINHAM C2C STATION PROVIDING EASY ACCESS TO LONDON FENCHURCH STREET
- COUNCIL TAX BAND: F


















Home
B

Abbey Wood Lane
Rainham

ENTRANCE VIA :
Entrance door to:

PORCH :
Double glazed window to rear, door to:

ENTRANCE HALL :
Stairs to first floor, radiator with feature guard, wood effect flooring, smooth ceiling with cornice coving and inset spotlights, doors to accommodation.

GROUND FLOOR CLOAKROOM :
Suite comprising: vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Complementary tiling to walls, smooth ceiling.

KITCHEN/BREAKFAST ROOM :
13'10 x 9'10.
Double glazed bay window to front, range of base level units and drawers with wood effect work surfaces over, inset sink drainer unit with mixer tap, integrated Bosch eye level double oven, inset 5-ring gas hob with stainless steel extractor hood over, integrated wine cooler, integrated dishwasher, range of matching eye level cupboards, breakfast bar, vertical feature radiator, wood effect flooring, complementary tiled splash backs, smooth ceiling with inset spotlights, door to:

UTILITY ROOM :
8'3 x 7'8.
Obscure double glazed door to side, range of base level units and drawers with work surfaces over, space for appliances, range of matching eye level cupboards and full length units, tiled flooring, complementary tiled splash back, smooth ceiling with inset spotlights.

LIVING ROOM :
18'5 x 11'9.
Storage cupboard, two vertical feature radiators, wood effect flooring, smooth ceiling with cornice coving, opening to:








MAN CAVE
DAD'S MAN CAVE
MAN CAVE

DINING ROOM :
18'5 x 7'.
Double glazed bi-folding doors with inset blinds to rear leading to garden, two double glazed skylights, radiator with feature guard, wood effect flooring, smooth ceiling with inset spotlights.

FIRST FLOOR LANDING :
17'5 x 7'7.
Stairs to second floor, vertical feature radiator, smooth ceiling, doors to accommodation.

BEDROOM ONE :
12'7 x 10'6.
Double glazed window to front, range of fitted wardrobes, radiator with feature guard, smooth ceiling.

BEDROOM TWO :
10'6 x 10'6.
Double glazed window to rear, fitted wardrobe, feature radiator, smooth ceiling.

FAMILY BATHROOM/WC :
Obscure double glazed window to rear. Suite comprising: panelled bath with mixer tap and separate hand shower attachment, wash hand basin, integrated wc with push flush. complementary tiling to walls, smooth ceiling.

SECOND FLOOR LANDING :
Doors to accommodation.

BEDROOM THREE WITH EN-SUITE :
BEDROOM:
14'10 x 9'10 max.
Double glazed window to rear, range of fitted wardrobes, smooth ceiling with inset spotlights, door to:
EN-SUITE:
Obscure double glazed window to rear. Suite comprising: inset shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. complementary tiling to walls, smooth ceiling with inset spotlights.

BEDROOM FOUR :
15'1 x 11'1.
Two double glazed windows to front, range of fitted wardrobes and drawers, smooth ceiling with inset spotlights.

SOUTHERLY FACING LOW MAINTENANCE REAR GARDEN :
35' approx.
Commencing paved patio area with further patio to side, remainder laid to artificial lawn., gated side access.









OUTBUILDING :
15'7 x 10'11.
Double glazed French doors to side, double glazed window to front, wood effect flooring, smooth ceiling with inset spotlights, power and lighting connected.

FRONT OF PROPERTY :
Pressed concrete driveway providing off street parking, gated side access.

GARAGE STORAGE :
10'2 x 8'3.
Up and over door to front, currently used for storage.

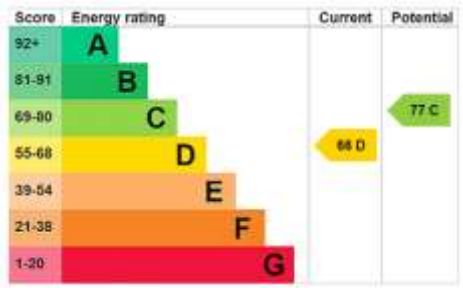
BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=8457445866a3015dd2f6fa6051326046

Balgores
Hornchurch



Main area: Approx. 144.5 sq. metres (1555.0 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobes / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Composite parts, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.
Agents Apollo
agents@apollo.co.uk
Plan produced using PlanUp.



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

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Balgores Property Group may offer clients services from which we will or may earn commission. These services include arranging mortgages, insurance, life assurance, pensions, investments, conveyancing services, structural or house buyer surveys, chattel auction, will writing, lettings, removals, property maintenance and property management. For further information, please visit our website or click this link https://www.balgoresproperty.co.uk/terms-and-conditions/

If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.