

Blacksmiths Lane

Rainham


Home is where someone runs to GREET you
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Blacksmiths Lane
Rainham
Guide Price £550,000
Freehold







- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- 13' LIVING ROOM WITH SEPARATE DINING AREA
- 13' STUDY
- GROUND FLOOR BEDROOM WITH ACCESS TO GROUND FLOOR BATHROOM
- 16' KITCHEN/BREAKFAST ROOM
- GROUND FLOOR JANET ‘N’ JOHN FAMILY BATHROOM
- FIRST FLOOR JANET 'N' JOHN SHOWER ROOM
- 185' SOUTH EAST FACING REAR GARDEN
- OFF STREET PARKING FOR TWO VEHICLES
- CLOSE TO WHYBRIDGE INFANT & JUNIOR SCHOOL
- CLOSE TO LOCAL AMENITIES & BUS ROUTES PROVIDING EASY ACCESS TO ELM PARK DISTRICT LINE STATION & RAINHAM C2C STATION
- ALARM SYSTEM
- COUNCIL TAX BAND: D













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ENTRANCE VIA :
Entrance door to:

PORCH :
Double glazed windows to front and side, door to:



LIVING ROOM :
13' x 12'2.
Double glazed window to front, radiator, wall mounted air conditioning unit, feature fireplace, textured ceiling with cornice coving and ornate wall plasterings.

STUDY :
13'2 x 10'9.
Double glazed window to side, radiator, dado rail, picture rail, textured ceiling with cornice coving,

GROUND FLOOR BEDROOM :
13'6 x 10'4.
Double glazed window to side, radiator, textured ceiling with cornice coving, door to:



JANET 'N' JOHN FAMILY BATHROOM :
Two obscure double glazed windows to side. Four piece suite comprising: panelled bath, pedestal wash hand basin, low level wc, bidet. Radiator, complementary tiling to walls, textured ceiling with inset spotlights, extractor fan.


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DINING ROOM :
13’8 x 11'8.
Stairs to first floor, radiator, dado rail, picture rail, textured ceiling with cornice coving, door to bathroom, archway to:

KITCHEN/BREAKFAST ROOM :
16'5 x 11'6.
Double glazed window to rear, double glazed French doors to rear leading to garden, range of base level units and drawers with work surfaces over and matching upstands, inset one and a half stainless steel sink drainer unit with mixer tap and waste disposal, integrated Bosch eye level oven, inset 4-ring gas hob, dishwasher to remain, space for appliances, range of matching eye level cupboards, radiator, air conditioning unit, part wood effect flooring, smooth ceiling with cornice coving and inset spotlights.

FIRST FLOOR LANDING :
Doors to accommodation.

BEDROOM ONE :
15'1 x 11'7.
Double glazed window to side, range of fitted wardrobes and dressing area, air conditioning unit, smooth ceiling with cornice coving, door to:

JANET 'N' JOHN SHOWER ROOM :
Obscure double glazed windows to rear and side. Four piece suite comprising: walk-in shower with wall mounted shower, pedestal wash hand basin with mixer tap, low level wc, bidet. Radiator, storage cupboard, complementary tiling to walls, smooth ceiling, extractor fan, door to landing.

BEDROOM TWO :
14'7 x 10'6.
Double glazed window to side, fitted wardrobe, smooth ceiling with cornice coving.

BEDROOM THREE :
11'4 x 8'7.
Double glazed window to side, fitted wardrobe, smooth ceiling with cornice coving.

SOUTH EAST FACING REAR GARDEN :
185' approx.
Commencing large paved patio area, remainder extensively laid to lawn, feature fish pond, mature shrub borders, gated side access, feature lighting the length of the garden, three sheds to remain.
Bar with outside double power socket.









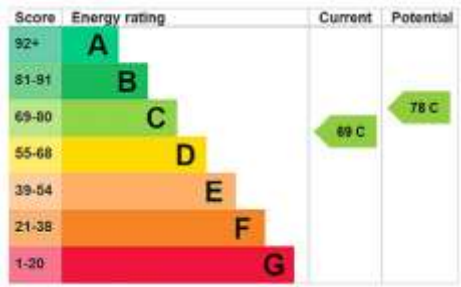
OUTBUILDING :
17'10 x 14'3.
Double glazed windows and door to front, power connected, outside double power socket.

FRONT OF PROPERTY :
Paved providing off street parking for two vehicles, gated 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=5167079066a47cb2136e316085537621



Balgores Hornchurch



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