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382 Upminster Road North, Rainham, Essex, RM13 9RZ

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Guide Price £550,000

****GUIDE PRICE £550,000 TO £565,000****

****NO ONWARD CHAIN****

4 Bedrooms, one room with Ensuite.

2 Bathrooms.

Downstairs cloakroom.

Recently refurbished.

Hunters Hornchurch are pleased to offer for sale this semi detached property situated in Rainham.

The property comprises of: entrance hallway, lounge, dining kitchen, ground floor cloakroom, bedroom with en-suite shower room.

To the first floor are three further bedrooms and a family bathroom.

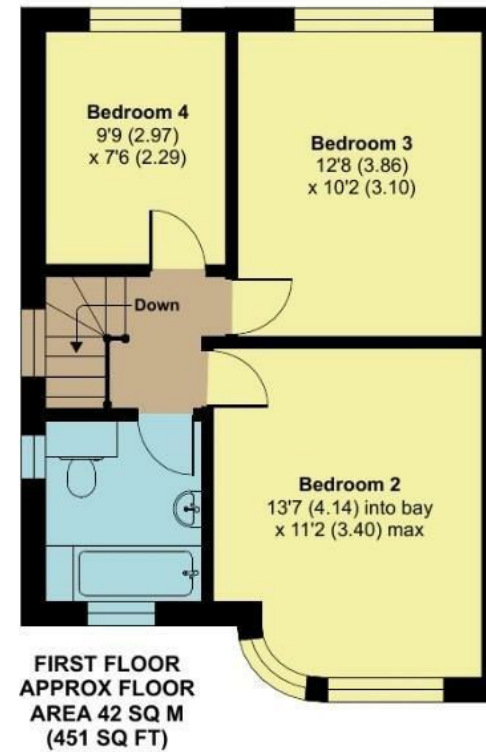
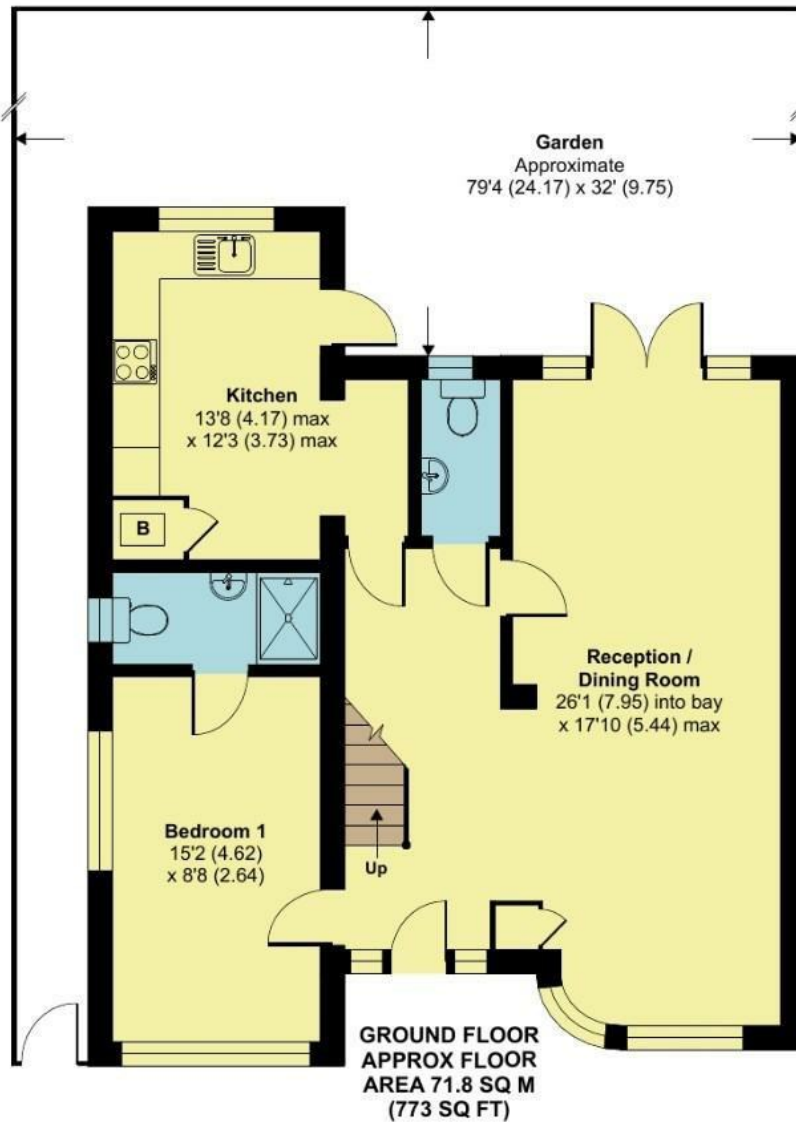
Externally to the front the property has a driveway with off road parking for up to three cars. To the rear is the garden. Potential to extend STPP.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120
hornchurch@hunters.com | www.hunters.com

Upminster Road North, Rainham, RM13

Approximate Area = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



Entrance Hall

UPVC double glazed panelled door to front and an entrance hall with painted plastered walls, wooden laminate flooring, radiator

Reception Room / Dining Room

26'0" x 17'10"

UPVC double glazed windows to front and UPVC double glazed door to rear, wooden laminate flooring, painted plastered walls, radiators x2.

Kitchen

13'8" x 12'2"

UPVC double glazed windows and door to rear.

Kitchen comprising of; a mix of eye level and base level units, roll worktops, stainless steel sink and drainer. Built in microwave, oven, hob and extractor fan. Space for a fridge/freezer and plumbing for a washing machine. A mix of painted plastered walls and tiled splashback walls. tiled flooring, radiator.

Bedroom 1

15'1" x 8'7"

Downstairs bedroom with UPVC double glazed windows to front and side, wooden laminate flooring, painted plastered walls, radiator.

Ensuite

UPVC double glazed windows to side, w/c, pedestal hand wash basin, step in shower cubicle with attached dual showerheads. Tiled wall, tiled flooring and heated towel rail.

W/C

UPVC double glazed windows to rear, w/c and vanity sink unit. A mix of painted plastered walls and tiled walls, tiled flooring and towel rail.

Bedroom 2

13'6" x 11'1"

UPVC double glazed bay windows to front, painted plastered walls, wooden flooring, radiator.

Bedroom 3

12'7" x 10'2"

UPVC double glazed windows to rear, painted plastered walls, wooden laminate flooring, radiator.

Bedroom 4

9'8" x 7'6"

UPVC double glazed windows to rear, painted plastered walls, wooden panel flooring, radiator.

Bathroom


UPVC double glazed windows to front, w/c, vanity sink unit and bathtub. Wooden panelled walls and tiled flooring.

Garden

79'3" x 31'11"

Spacious garden with patio flooring to front and lawn to rear, with a mix of trees and shrubberies and bordered by wooden panel fencing.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











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