

DURDEN & HUNT

INTERNATIONAL



Sowrey Avenue, Rainham RM13

Price Guide £500,000

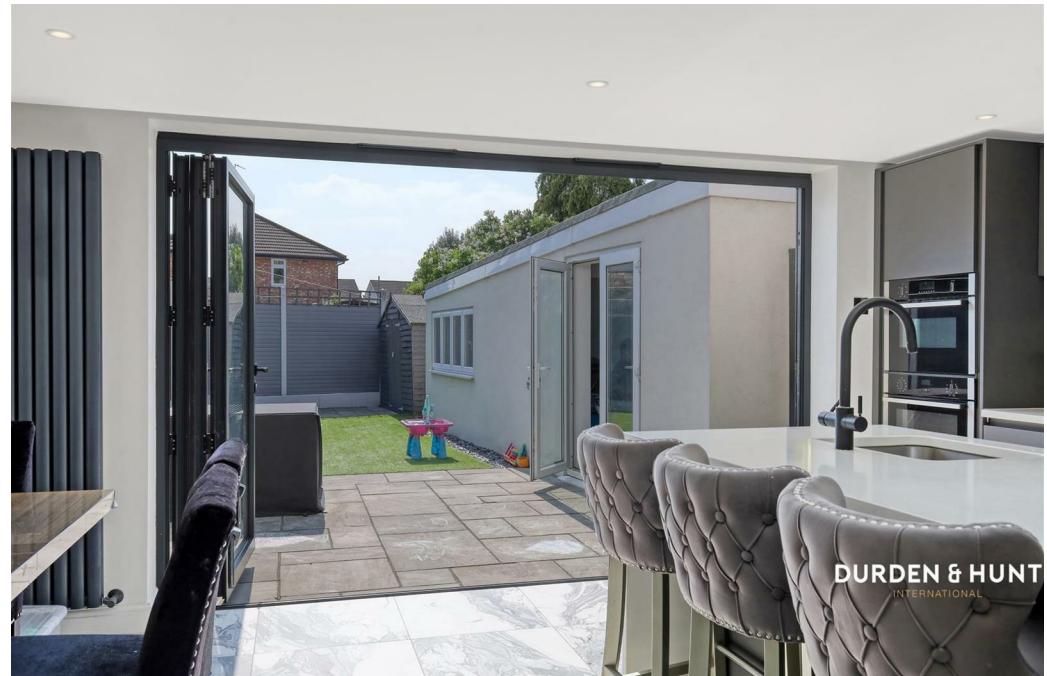
- Guide Price £500,000 - £525,000
- Electric Vehicle Charger
- Spacious Lounge
- Contemporary Family Bathroom
- Great Transport Links
- Versatile Outbuilding
- Downstairs WC
- Driveway
- Open Plan Kitchen And Diner
- Three Bedrooms

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Council Tax Band: D



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For those seeking a modern yet cosy living space, this three bedroom semi detached residence in Rainham is a must see.

Upon entering, you are greeted by a spacious lounge that invites you to unwind and relax after a long day. The open plan kitchen and dining room is a culinary enthusiast's dream, featuring a sophisticated island that doubles as a breakfast bar and includes a built in hot tap for added convenience. This room is further enhanced by heated flooring, creating a warm and inviting atmosphere. Large bi-fold doors seamlessly connect the interior living space to the well maintained garden, offering a seamless transition for indoor outdoor entertaining.

Adding functionality to the downstairs layout is a modern WC.

Upstairs, the primary bedroom awaits with a built in wardrobe for ample storage space. Two additional bedrooms provide flexibility for a growing family or the option for a dressing room. A modern family bathroom completes the second floor, equipped with underfloor heating for added luxury.

The outdoor space is thoughtfully landscaped, featuring a patio area perfect for al fresco dining and a lush lawn area for outdoor activities. A feature outbuilding serves as a versatile space that can be utilised as a games room, home office, or additional storage, catering to a variety of needs.

Convenience is key with the properties driveway, along with an EV charger to cater to those with electric vehicles.

Owner advises the double glazing was replaced in 2021, the kitchen and boiler replaces in 2022 and an updated alarm system installed in 2025.

Ideally located for a wealth of local amenities, including local schools and essential transport links, as well as ample green space for outdoor relaxation and enjoyment, such as Hornchurch Country Park and Bretons Outdoor Recreation park. Elm Park's District line and Rainham C2C offer excellent links into the City, whilst the A13 offers great road connectivity.

Contact Durden & Hunt for a viewing!

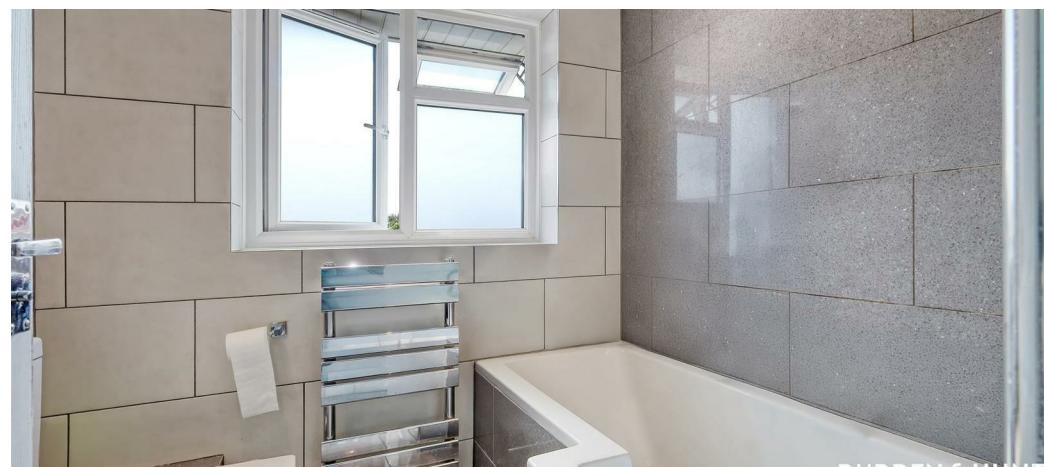
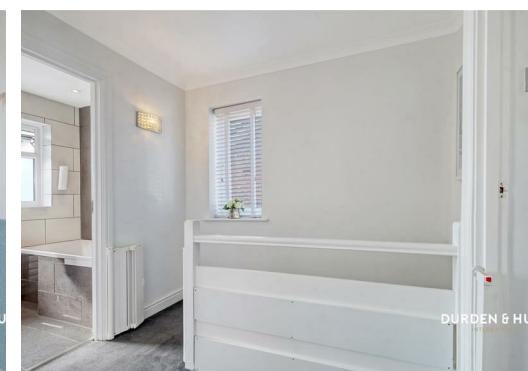
Council Band D Havering

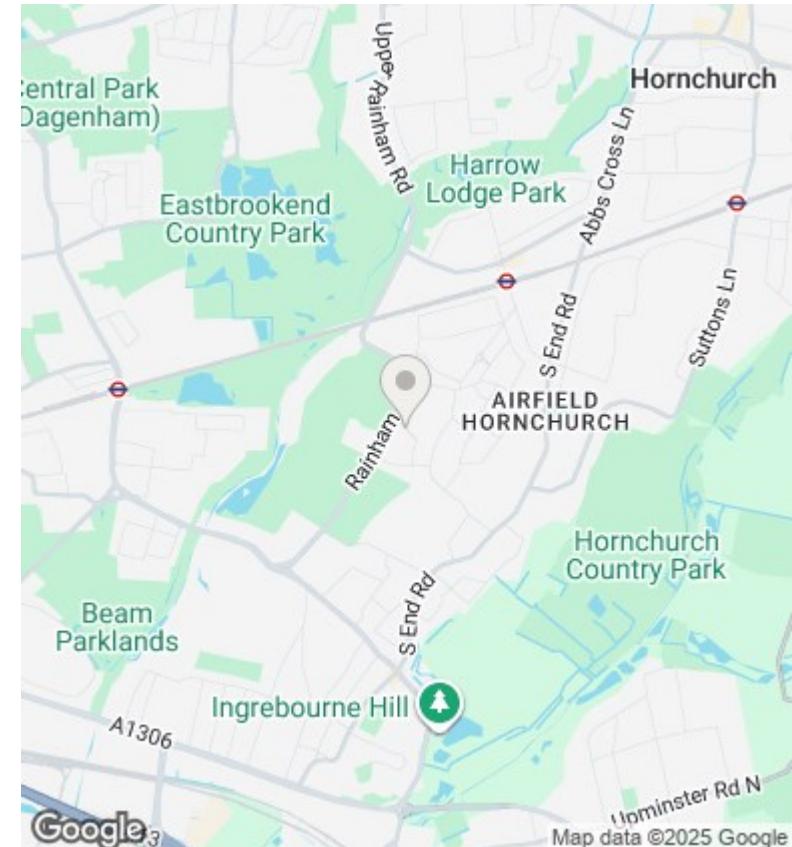
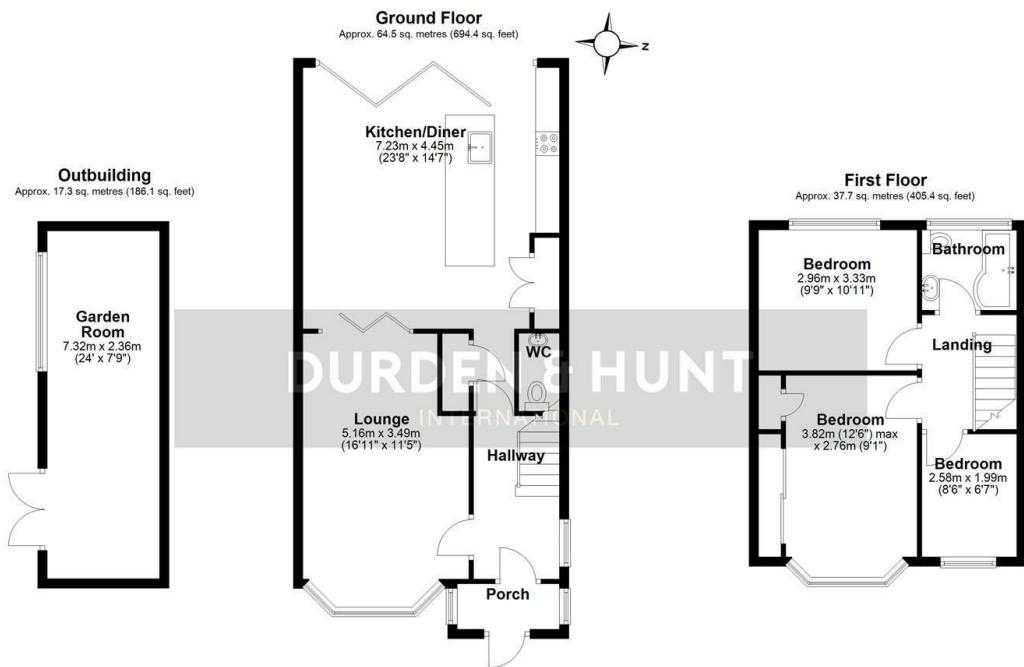
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

D

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