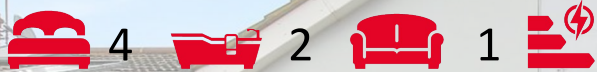




## Glenwood Avenue, Rainham, RM13 9AD

### Offers In Excess Of £450,000



**\*\* SUPERBLY PRESENTED FAMILY HOME WITH OFF STREET PARKING & AND FULLY POWERED OUTHOUSE / HOME GYM \*\***

**\* GUIDE PRICE £465,000 - £480,000 \***

OC Homes are delighted to present to the sales market this lovely four bedroom family home in Rainham, RM13. The property is located within a nice, quiet residential road and has off street parking, well maintained garden, modern kitchen / diner, and a fully powered outhouse used as home gym. The property is ideally located in a sought after part of Rainham and boasts lots of local amenities with it being just 0.5 miles to Rainham Station and close to a number of local shops and leisure facilities.

Accommodation comprises; ground floor – entrance hallway, reception room, dining area with a modern open plan kitchen, conservatory, and low maintenance rear garden with fully powered outhouse used as a home gym. First Floor; two double bedrooms, single bedroom / study room, and three piece bathroom, with sizeable master bedroom with en-suite shower room in the converted loft space on the second floor. Externally there is a well maintained private rear garden with fully powered outhouse, as well as off street parking to the front. The property boasts many local amenities including shops, restaurants, pubs and gyms all within easy reach as well as a choice of local schools, and a number of transport links with it being a 10 min walk (0.5 miles) to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales team now.

- WELL PRESENTED FAMILY HOME
- OFF STREET PARKING
- THREE DOUBLE BEDROOMS AND STUDY ROOM
- FULLY POWERED OUTHOUSE / HOME GYM
- TEN MINUTE WALK TO RAINHAM C2C STATION
- LOTS OF LOCAL AMENITIES



### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.



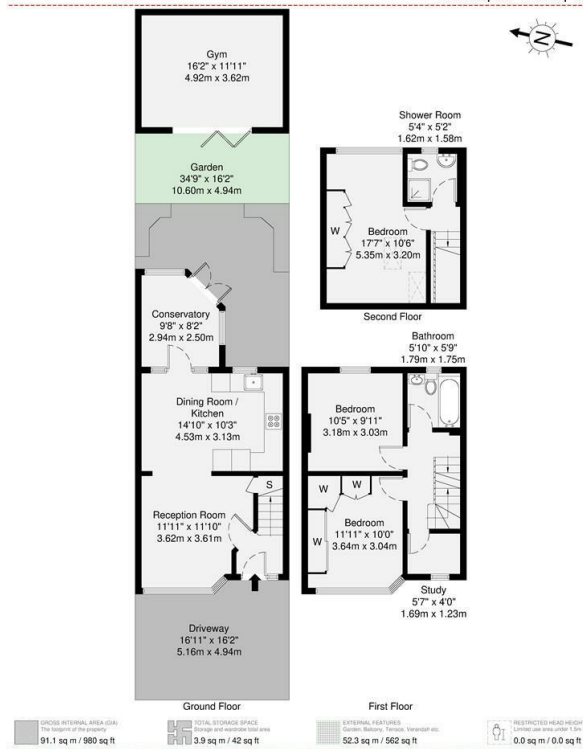




Glenwood Avenue, RM13

91.1 sq m / 980 sq ft

16.4 sq m / 176 sq ft



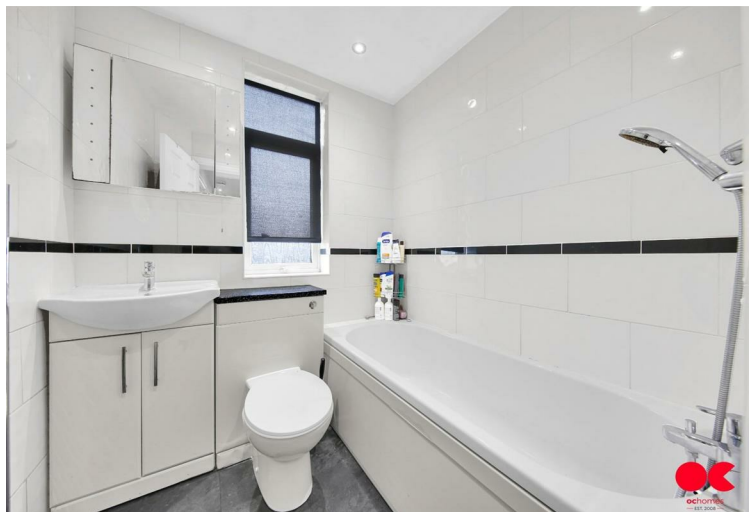
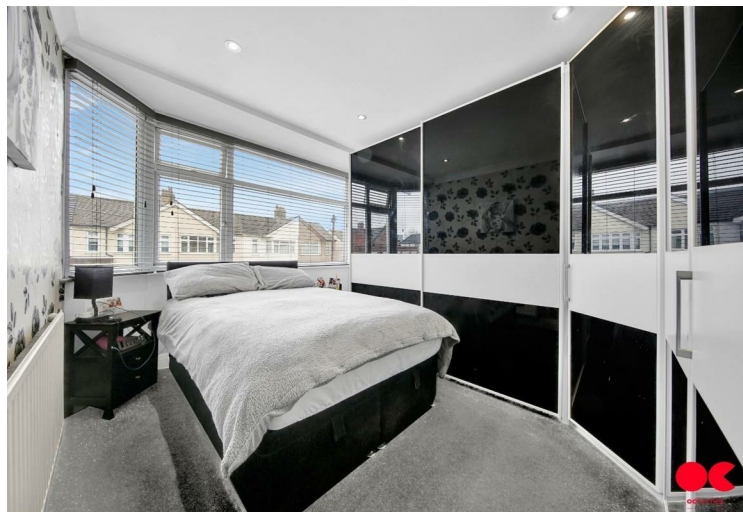
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(38-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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