



Mygrove Gardens, Rainham, RM13 9QT Offers In Excess Of £450,000



**** WELL PRESENTED 3 DOUBLE BEDROOM WITH LOFT CONVERTED & OFF STREET PARKING IN SOUGHT AFTER AREA OF RAINHAM ****

OC Homes are delighted to present to the sales market this lovely three double bedroom family home with accommodation spread over three floors, in Rainham, RM13. The property is located within a nice, quiet residential road, and has off street parking, recently landscaped garden and a good size garage to the rear and could have the rear access reinstated as required. The property is ideally located in a sought after part of Rainham and has potential for further development with scope further extension to the rear if required (STTP).

Accommodation comprises; ground floor - front porch, entrance hallway, double reception room with dining area, good size fitted kitchen, and low maintenance east facing rear garden with potential for rear access (gate can be reinstated if required). First Floor; two double bedrooms, modern three piece bathroom, third room used as office / storage room which houses the stairway up to a sizeable third double bedroom on the second floor. Externally there is a well maintained private rear garden which has been recently landscaped with access to the garage which is currently used for storage. The entrance to the garage did lead out to a rear exit, and this can be reinstated with a gate or opening put in place of the back fence. There is also 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 under a mile to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales team now.

- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- LOFT CONVERTED
- LOW MAINTENANCE REAR GARDEN
- GARAGE WITH POTENTIAL FOR REAR ACCESS
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME

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.

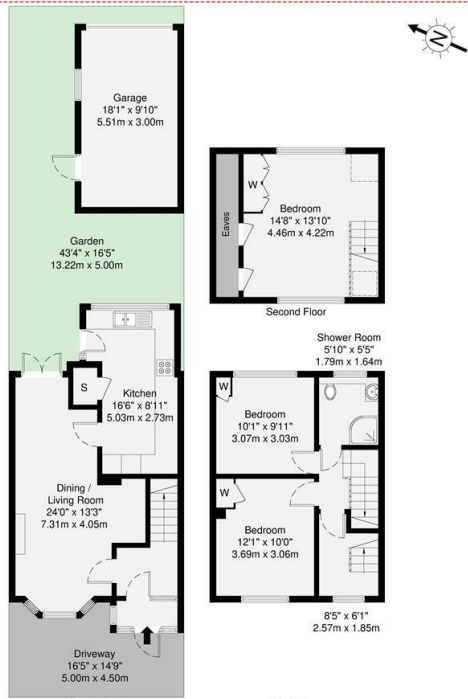




Mygrove Gardens, RM13

94.5 sq m / 1017 sq ft

16.5 sq m / 177 sq ft



GROSS INTERNAL AREA (GIA)
The balance of this property
94.5 sq m / 1017 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe areas
2.5 sq m / 26 sq ft

EXTERNAL FEATURES
Garden, Shower, Terrace, Transoms etc.
88.6 sq m / 953 sq ft

RESTRICTED HEADHEIGHT
Living and area under 2m
1.3 sq m / 13 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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC



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.



164 Balgore Lane, Gidea Park, Essex, RM2 6BS
t. 01708989888 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk