



## Lake Avenue, Rainham, RM13 9SE

Offers In Excess Of £800,000



\*\* STUNNING DOUBLE-FRONTED HOUSE WITH GARAGE & OFF-STREET PARKING. EXCELLENT CONDITION THROUGHOUT WITH GROUND FLOOR ANNEXE. OVER 2200 SQ FT \*\*

OC Homes are delighted to present to the sales market, this truly stunning four/five bedroom, double-fronted, detached family home located on Lake Avenue, Rainham, RM13. The property has been wonderfully maintained and improved over the years by the current owners and boasts over 2200 sq ft of internal accommodation. It is ideally located within easy reach to Rainham Station (c2c Line) and is ideal for multi-generational living, with a ground floor annexe offering self-contained living with reception room, bedroom, shower room and kitchen.

The property has been a much-loved family home and is beautifully presented throughout, with further potential to convert the sizeable loft if desired. Accommodation comprises; Ground floor - entrance hallway, two reception rooms on either side of the hallway, with the right side of the property easily used as a self-contained annexe with bedroom, shower room and a bright and spacious kitchen/diner. The left side boasts a large reception room, with semi open plan kitchen and conservatory which leads out to a picturesque private garden with rear access and garage. The first floor comprises; four bedrooms and three bathrooms (including a Jack and Jill bathroom). The rooms are superb sizes and also has access to a loft space which can be converted into a further bedroom or two with a bathroom (STPP).

Externally there is a well-maintained garden to the rear with side and rear access as well as access to the garage, and 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 5 minute drive to Rainham Station (c2c Line). To arrange a viewing please call the OC Homes Sales team.

- 4/5 BEDROOM DOUBLE FRONTED HOUSE
- GROUND FLOOR ANNEXE WITH POTENTIAL FOR 2 BEDROOMS
- OFF STREET PARKING
- GARAGE
- LOTS OF LOCAL AMENITIES
- SCOPE FOR FURTHER EXPANSION
- OVER 2200 SQ FT
- 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.





Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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 <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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