



## The Glen, Rainham, RM13 9NU

### Offers In Excess Of £475,000

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**\*\* END OF TERRACE 3 BED WITH LOFT ROOM & OFF STREET PARKING OPPOSITE PARK \*\***

OC Homes are delighted to present to the sales market this lovely three bedroom family home with additional loft room in Rainham, RM13. The property is located within a nice, quiet residential road opposite The Glen Open Space park and has off street parking, side access, well maintained garden, modern kitchen, and an extended study area to the rear. The property is ideally located in a sought after part of Rainham and has potential for further development with scope for a full dormer loft conversion and further extension to the rear if required (STTP).

Accommodation comprises; ground floor - entrance hallway, double reception room with dining area, kitchen, ground floor shower room, study area, and low maintenance rear garden with side access. First Floor; three bedrooms and modern three piece bathroom, with sizeable loft room on the second floor, which can be easily converted to a bedroom if desired. Externally there is a well maintained private rear garden with paving surrounding the artificial grass area and shed as well as off street parking to the front alongside a shared driveway to the side. 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.

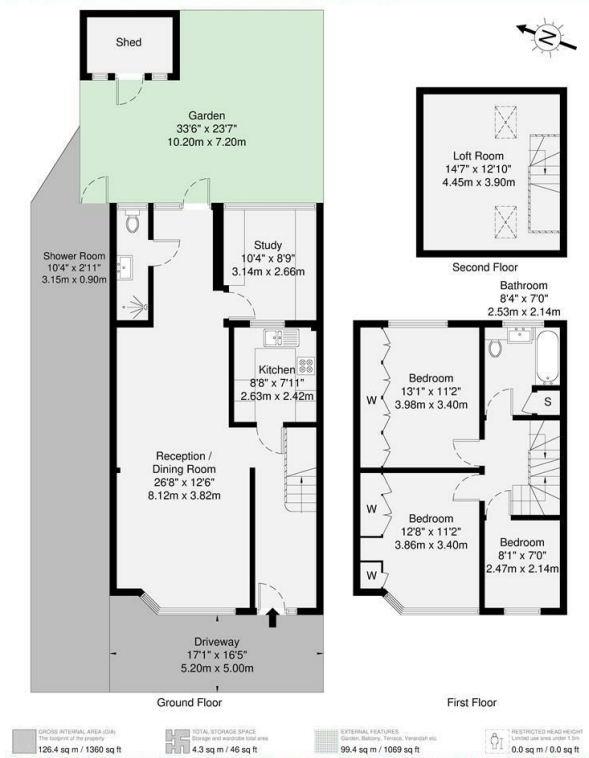
- THREE BED WITH LOFT ROOM
- OFF STREET PARKING
- SIDE ACCESS
- OPPOSITE PARK
- LOTS OF LOCAL AMENITIES
- IN CATCHMENT FOR TOP LOCAL SCHOOLS
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME

#### 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.







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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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