

Upminster Road North, RM13

CAPTURE DATE
10/01/2020

LABOUR POINTS
40,185,146

GROSS INTERNAL AREA
89.5 Sqm / 963.0 Sqft



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		81
(55 to 68) D		
(39 to 54) E	48	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D		
(39 to 54) E	43	
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Upminster Road North, Rainham
£385,000

- THREE BEDROOMS
- DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR WC
- CLOSE TO AMENITIES & SCHOOLS
- OFF STREET PARKING
- SOUGHT AFTER ROAD
- APPROX 1.3 MILES TO STATION



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Property Description

Lovely 3 bedroom, 1 bathroom plus WC has just been released to the market for sale. The detached home offers in excess of 960 square feet of internal space over two floors. Plus good sized garden with a side entrance from your 2 car private driveway.

Internally the property layout on the ground floor offers a beautifully presented living space with direct access through patio doors to your private garden. A large separate kitchen with dining area and WC. All filtered from a welcoming hallway from your front door.

Upstairs, you have 3 spacious bedrooms and a family bathroom, plus access to a good-sized loft with a high-pitched roof. Offering a fantastic opportunity to extend, giving the ability to add another bedroom or spare room.



The family home offers comfortable living and presented in great condition, with the benefit of any lucky buyer having a turn-key purchase.

The location of the property offers quick and easy access to the nearby shops, amenities and local transportation, with the C2C railway getting you into central London with 30 minutes. Traveling by car...options to all major motorways are only moments from the property, including the A12, A13, M11, and M25 for a simple commute to London and further.

Rainham is surrounded by a multitude of stunning local parks, play areas, and sports facilities. Making this the perfect family home.