



## 47 London Road

Rainham, ME8 7RG

Offers in excess of £375,000



A substantial sized family home offering numerous period features, superb potential and attractive kerb appeal. Accommodation is arranged over 3 levels with the ground floor comprising of a practical sized lounge, useful WC and a modern kitchen/diner leading to a lovely dwarf wall conservatory. The first floor offers 2 double bedrooms, a single third and bathroom. Stairs from the first floor landing lead to a comfortable fourth bedroom with far reaching views.

One of the unique selling points of this imposing house is a southerly facing rear garden measuring in the region of 150'. A garage to rear is situated on a large hardstand area which could be removed to create parking for multiple vehicles. Homes of this ilk and age are rarely available so call today to book your viewing! This family home is perfectly located for numerous schools, both primary and secondary. Rainham Station and High Street, offering various eateries and shops, are also situated within a short walking distance. Offered with the benefit of NO CHAIN!



Door to Hallway

Hallway

Lounge

14'2 x 11'9 (4.32m x 3.58m)

Dining Area

11'9 x 11'9 (3.58m x 3.58m)

Kitchen Area

8'9 x 6'8 (2.67m x 2.03m)

Conservatory

12'9 x 9'8 (3.89m x 2.95m)

Cloakroom

4'2 x 2'7 (1.27m x 0.79m)

Stairs from Hallway

Landing

Bathroom

7'9 x 6'3 (2.36m x 1.91m)

Bedroom 1

14'6 x 11'9 (4.42m x 3.58m)

Bedroom 3

11'9 x 9'8 (3.58m x 2.95m)

Bedroom 4

7'4 x 6'3 (2.24m x 1.91m)

Stairs from landing

Bedroom 2

12'6 x 12'2 (3.81m x 3.71m)

Garage

18'0 x 8'9 (5.49m x 2.67m)

Garden

150' x 20' apx (45.72m x 6.10m apx)

Important Notice -

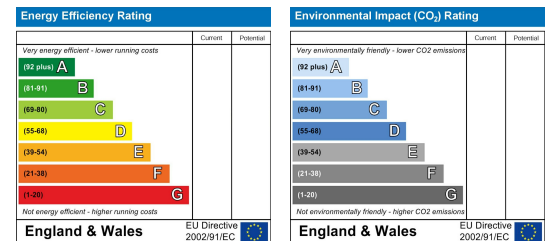
## Area Map



## Floor Plans



## Energy Efficiency Graph



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