



**BOWDEN  
BRADLEY**



**50 Stapleton Crescent**  
Rainham, RM13 7HA

**Guide price £400,000**



## 50 Stapleton Crescent

, Rainham, RM13 7HA

Guide Price £400,000 - £425,000

Nestled in the charming area of Stapleton Crescent, Rainham, this delightful two-bedroom end-of-terrace house presents an excellent opportunity for both first-time buyers and those looking to invest. The property is in good condition, offering a comfortable living space with two well-proportioned reception rooms that provide ample room for relaxation and entertaining.

The two bedrooms are inviting and bright, making them perfect for restful nights. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is its potential for further expansion, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

Situated just a short walk from the picturesque Hornchurch Country Park, residents can enjoy the beauty of nature and outdoor activities right on their doorstep. Additionally, the close proximity to Elm Park Station ensures excellent transport links, making commuting to London and surrounding areas both easy and convenient.

This property is not just a house; it is a place where you can create lasting memories. With its appealing features and prime location, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this end-of-terrace home is sure to impress.

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front





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Hallway

Living Room  
12'5" x 14'2" (3.81 x 4.32)

Kitchen  
9'6" x 14'0" (2.92 x 4.27)

Conservatory  
12'7" x 13'3" (3.86 x 4.06)

Landing



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Bedroom  
11'10" x 11'0" (3.62 x 3.37)

Bedroom  
10'0" x 13'5" (3.05 x 4.09)

Bathroom  
9'2" x 10'5" (2.81 x 3.18)

Garden



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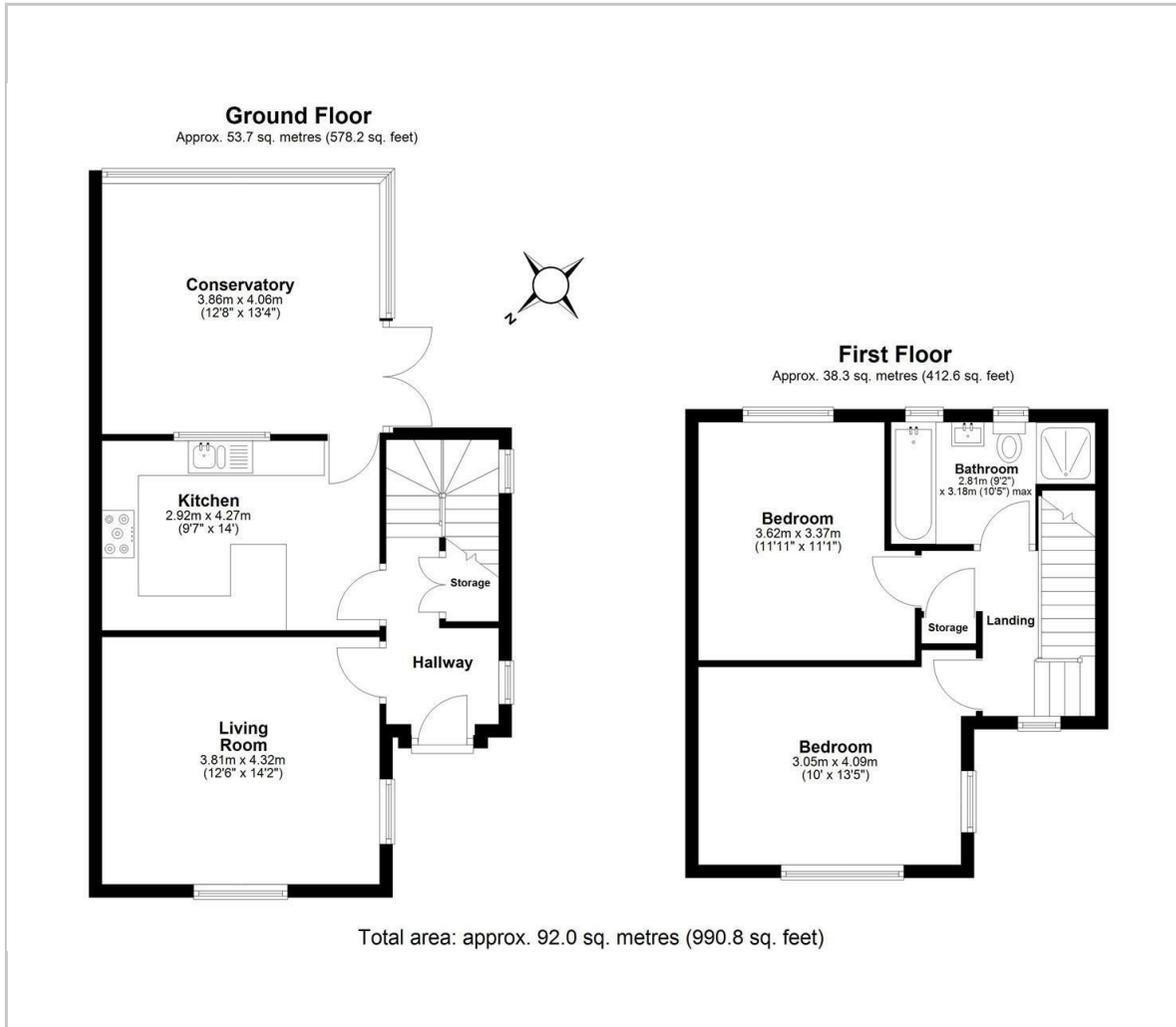


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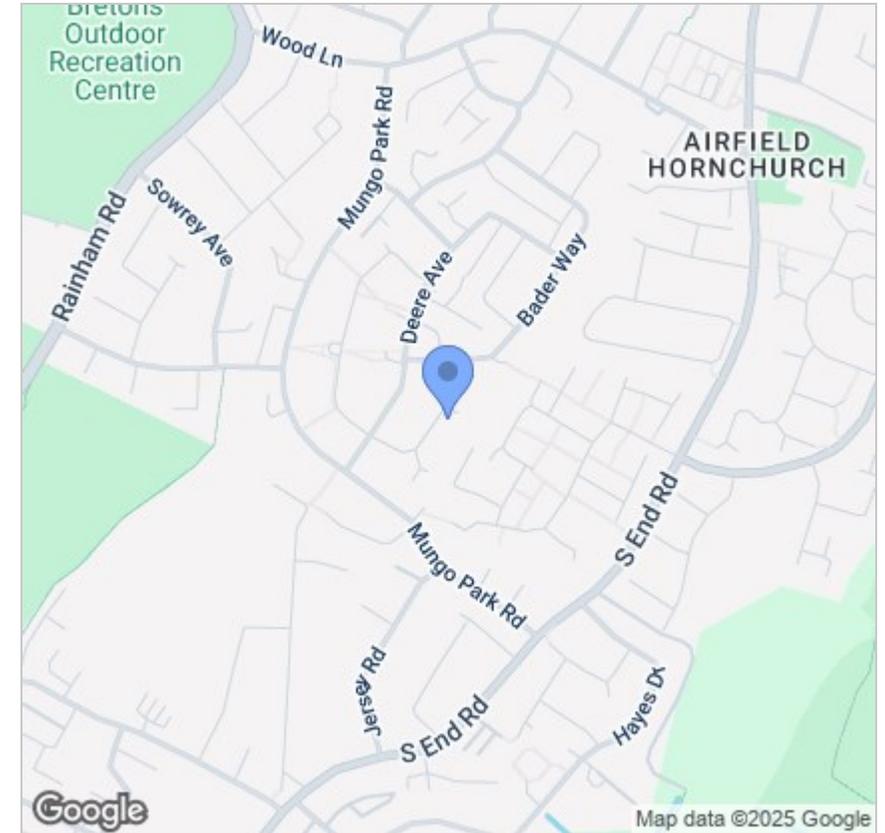
## Floor Plan



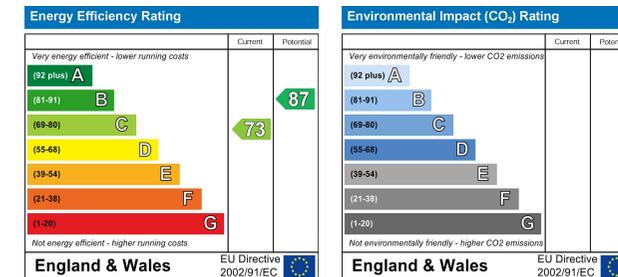
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.

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