

# **H** Together Homes



## **GUYSFIELD DRIVE RAINHAM**

**£430,000**

**Asking price**

This spacious family home, located in the heart of Rainham, offers a fantastic opportunity for buyers looking to put their own stamp on a property. While some modernisation is required throughout, key structural improvements have already been completed including a rear extension and a loft room saving time and expense for the next owner.

The home benefits from off street parking for two cars and is entered via a convenient porch leading into a spacious hallway. On the ground floor, you'll find a shower room, ideal for guests or busy mornings.

The larger than average lounge has been opened up into the rear extension, creating a bright and sociable open plan space incorporating the kitchen and dining area. Perfect for family living and entertaining, this space forms the hub of the home.



Approximate total area<sup>(n)</sup>994 ft<sup>2</sup>

Reduced headroom

75 ft<sup>2</sup>

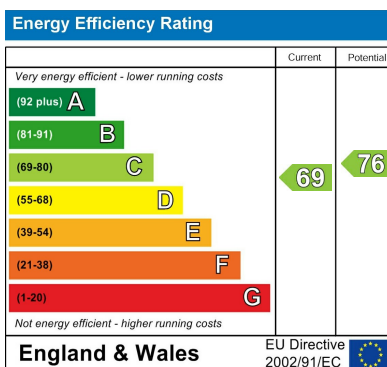
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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