

**HERIOT ROAD  
RAINHAM**

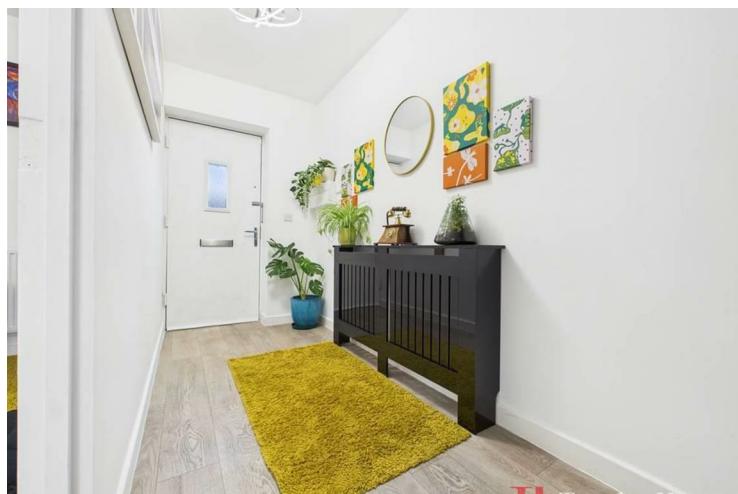
**£475,000  
Guide price**

\*\*\*GUIDE PRICE OF £475,000-£500,000\*\*\*

Viewings are essential to truly appreciate the size and brightness of this beautifully presented four bedroom property, ideally located within walking distance of Rainham Station on the C2C line making it a perfect choice for both commuters and families.

Upon entering, you are welcomed into a bright and open plan lounge that flows seamlessly into a fully fitted kitchen and dining area. This space is perfect for spending quality family time or entertaining guests. A spacious ground floor W/C adds to the convenience of modern living.

The rear garden is low maintenance and benefits from handy side access, ideal for those with busy lifestyles. To the rear of the property, there is also an allocated parking space, offering





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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**H** Together Homes