



BLACKSMITHS LANE RAINHAM

£550,000
Asking price

This detached house is now looking for its next family to call it home and is being offered for sale with a complete onward chain.

From the moment you arrive, you can see how well this home has been set up for everyday family life, with off-street parking to the front and handy rear access to the garage through the garden. The location is ideal too – within walking distance of primary schools, bus links and local shops, while the A13, M25 and Dartford Crossing are all just a short drive away for those who need to commute.

Step inside and you're immediately greeted by a sense of light and space. Natural light flows throughout the house, creating a warm and welcoming feel. To the left of the entrance is a versatile reception room, perfect as a home office, playroom, toy room or simply a quiet space to relax.





Floor 0

Approximate total area⁽¹⁾

1408 ft²

Reduced headroom

87 ft²



Floor 1

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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