



Sowrey Avenue, Rainham, RM13 7NA

Guide Price £500,000

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- Complete Chain
- Bespoke fitted kitchen with built in appliances & Separate utility
- Low maintenance rear garden, offering Lazy Lawn & Large decked area
- Tastefully renovated by the current vendors
- Spacious living/dining room
- Stylish Main bedroom
- Close to local amenities, transport links and school catchments

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Nestled on the charming Sowrey Avenue in Rainham, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 1,016 square feet, the property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a bright and inviting entrance hall giving access to a spacious reception/dining room, which serves as a versatile area for relaxation and entertaining. The natural light that floods this space creates a warm and inviting atmosphere, making it the perfect spot to unwind after a long day.

The bespoke fitted kitchen is complete with ample storage, hardwood worktops, double oven, cooker, built in dishwasher, access to a separate utility room and ground floor w/c.

The house features three generously sized bedrooms, providing ample room for family members or guests. Each bedroom offers a peaceful retreat, ensuring a restful night's sleep. The well-appointed bathroom is conveniently located, catering to the needs of the household with ease.

The rear garden features a low maintenance feel with lazy lawn, large decked area with built in seats and side access. This property combines modern living with a touch of character and charm all thanks to the current vendors style. The surrounding area of Rainham is known for its community spirit and accessibility, making it an excellent choice for those looking to settle in a friendly neighbourhood.

With its practical layout and prime location, this house on Sowrey Avenue presents a wonderful opportunity for anyone looking to make a home in this vibrant part of Kent. Whether you are a first-time buyer or seeking a family residence, this property is sure to meet your needs and exceed your expectations.



Council Tax Band: D



Living/Dining Area
8.56m x 3.53m (28'1 x 11'7)

Kitchen/Breakfast Room
4.60m x 2.90m (15'1 x 9'6)

Utility
2.39m x 1.50m (7'10 x 4'11)

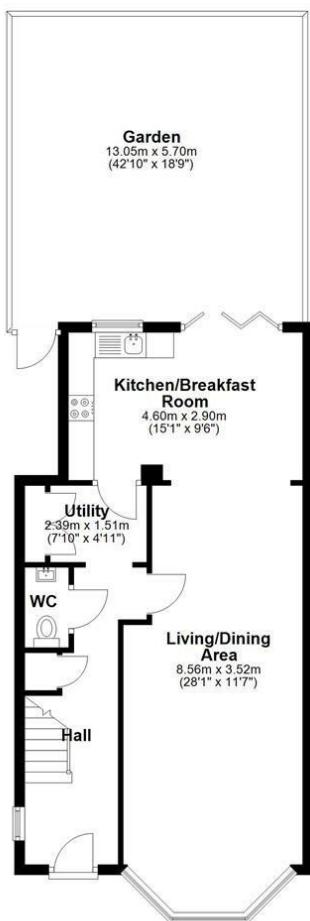
Bedroom 1
4.47m x 3.40m (14'8 x 11'2)

Bedroom 2
3.40m x 2.92m (11'2 x 9'7)

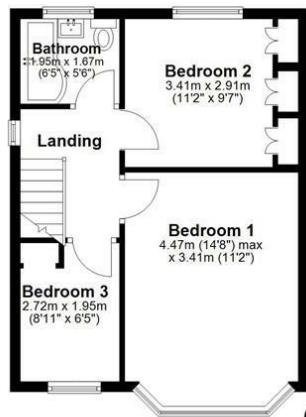
Bedroom 3
2.72m x 1.96m (8'11 x 6'5)

Bathroom
1.96m x 1.68m (6'5 x 5'6)

Ground Floor
Approx. 55.1 sq. metres (593.5 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.0 sq. feet)

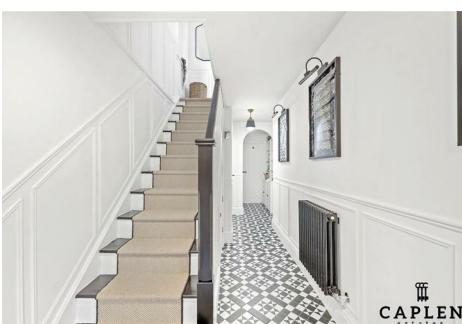


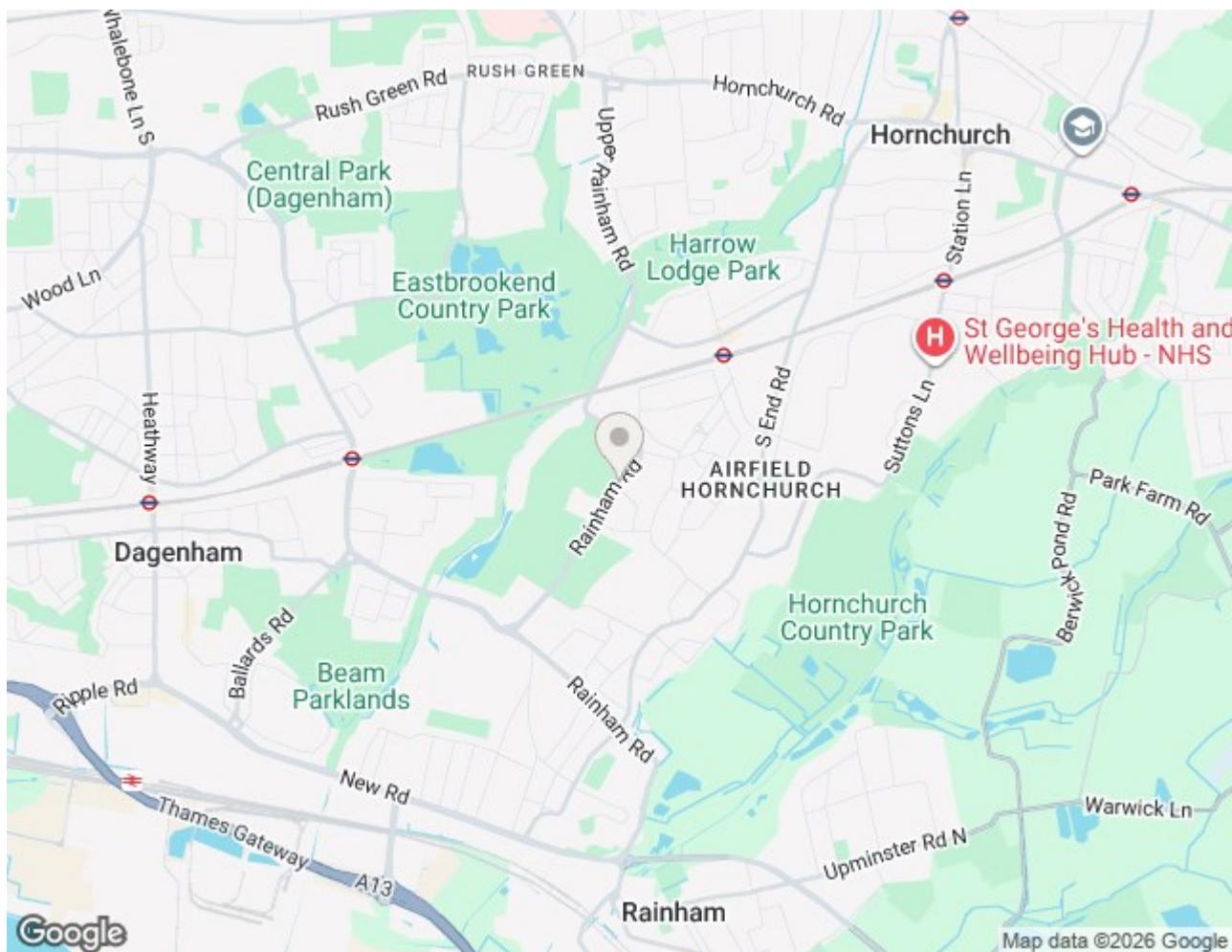
Total area: approx. 94.4 sq. metres (1016.4 sq. feet)



CAPLEN
estates







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

EPC Rating:

C

Council Tax Band

D

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.