



**Guide Price**

**£475,000**

**Freehold**

4x  1x  1x 

**Lambs Lane South,  
Rainham, Essex, RM13**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Detached bungalow extended to the rear with potential to extend STPP
- Close to local primary and secondary schools
- Off road parking
- Convenient location for A13 & M25 road links
- Situated approximately half a mile to Rainham Station

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 20'4 x 10'8 (6.20m x 3.25m)

Bedroom 1: 10'9 x 10'9 (3.28m x 3.28m)

Bedroom 3: 10'9 x 8'9 (3.28m x 2.67m)

Bathroom: 10'1 x 8'9 (3.08m x 2.67m)

Study: 7'7 x 6'9 (2.31m x 2.06m)

Kitchen/Dining Room: 23'7 x 10'5 (7.19m x 3.18m)

Bedroom 2: 12'4 x 7'0 (3.76m x 2.14m)

Bedroom 4: 10'11 x 8'9 (3.33m x 2.67m)

### OUTSIDE

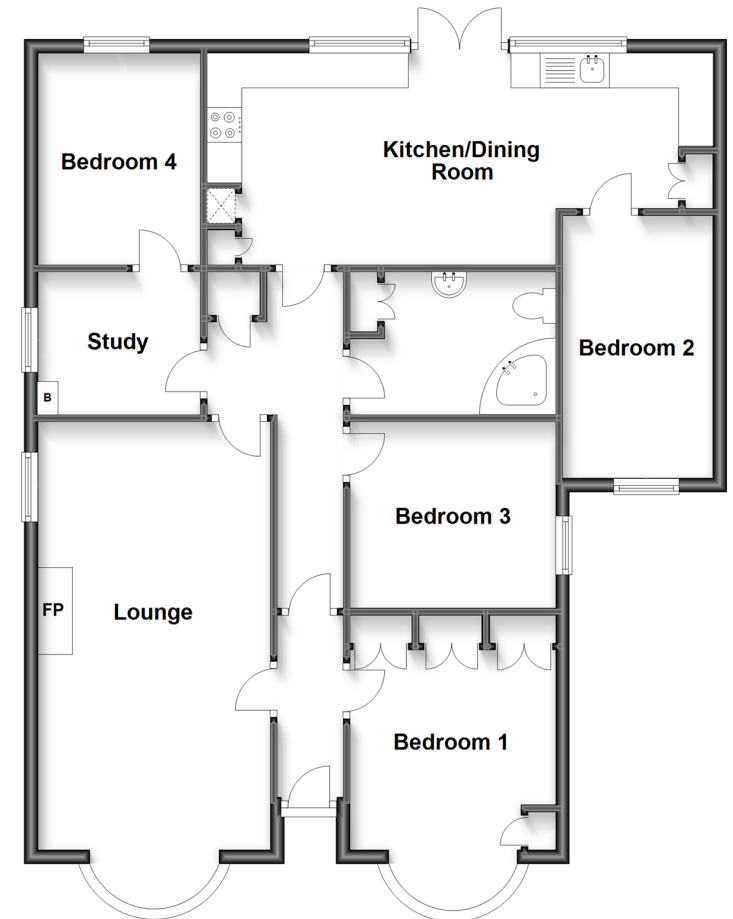
Rear Garden

Out building

Off Road Parking

### Ground Floor

Approx. 99.5 sq. metres (1070.9 sq. feet)



**Call Hornchurch - 01708 437777 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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