



Stoke Road, Rainham

£450,000 Freehold

SSTC

SMARTMOVE have pleasure in bringing to the market this 3 Bedroom Semi Detached House on the Upminster Road North Side of Rainham with a modern open plan design downstairs. The property is within walking distance to local primary and secondary schools and local bus routes.

Double Glazing | Easy reach of public transport | Fitted Bathroom | Fitted Kitchen | Garage | Garden | Off-street parking | Semi Detached |

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SMART MOVE
PROPERTY SERVICES

3 Bedroom Semi Detached House on the North Side of Rainham

This 3 Bedroom House is in a very popular location in Rainham close to Berwick Ponds, Spring Farm Park and Abbey Wood.

Decorated to a modern standard throughout this property is ready to move into with no need to change anything.

The property is close to the A13 and M25 for commuters and a 20 minute walk or 5 minute short bus ride to Rainham C2C Mainline Train Station.

There is a garage to the rear which is accessed through a shared side access.

The loft is part boarded for ease of storage.

Council Tax Band: D (Havering Council)

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Porch

w: 0.78m x l: 2.25m (w: 2' 7" x l: 7' 5")

Tiled flooring, brick construction with UPVC glazed door and window and painted walls

Hall

w: 1.69m x l: 4.12m (w: 5' 7" x l: 13' 6")

Laminated flooring, painted walls, ceiling light, radiator, wooden door.

Lounge

w: 3.35m x l: 6.94m (w: 11' x l: 22' 9")

Laminated flooring, painted walls, ceiling light, radiator, UPVC double glazed windows.

Dining

w: 3.03m x l: 4.68m (w: 9' 11" x l: 15' 4")

Laminated flooring, painted walls, ceiling light, radiator, UPVC double glazed windows, glazed patio and back door.

Kitchen

w: 2.26m x l: 3.01m (w: 7' 5" x l: 9' 11")

Laminated flooring, tiled walls, ceiling light, wooden door, wooden units, one and a half sink, freestanding appliances.

Bathroom

w: 1.68m x l: 2.05m (w: 5' 6" x l: 6' 9")

Vinyl flooring, tiled walls, radiator, UPVC double glazed window, wooden door and white three piece suite.

Bedroom 1

w: 2.94m x l: 3.98m (w: 9' 8" x l: 13' 1")

Laminated flooring, painted and wall papered walls, ceiling light, radiator, UPVC double glazed windows, wooden door.

Bedroom 2

w: 2.94m x l: 3.01m (w: 9' 8" x l: 9' 11")

Carpeted flooring, painted and wall papered walls, ceiling light, radiator, UPVC double glazed window, wooden door.

Bedroom 3

w: 2.07m x l: 2.52m (w: 6' 9" x l: 8' 3")



Carpeted flooring, painted walls, ceiling light, radiator, UPVC double glazed window, wooden door.

Garden

Approximately 30' in length, artificial lawn, patio area and garage to the side.





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GROUND FLOOR
508 sq ft (47.2 sq m) approx.



1ST FLOOR
384 sq ft (35.7 sq m) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.