





House - Mid Terrace

177 UPMINSTER ROAD SOUTH, RAINHAM, RM13 9AX

Offers in excess of

£425,000

FEATURES

- Fully refurbished and brand new throughout
- Brand new 2 bathrooms
- Rear Extended Kitchen
- Three-bedroom mid-terraced family house
- Driveway with off-street parking

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3 Bedroom House - Mid Terrace located in Rainham

Ground Floor

Entrance Hall
The front door opens into a bright, welcoming hallway with wood-effect flooring that matches the rooms beyond. A large arched mirror makes the space feel bigger, and there's room for a console table or shoe storage. The stairs are neatly carpeted and lead up to the first floor. The hallway also gives you direct access to the lounge and the downstairs shower room.

Lounge
12'7" x 9'5"
A bright front-facing room with a large bay window that lets in plenty of daylight. The oak-effect slatted feature wall gives it a warm, modern feel, and there is room for a big corner sofa and a wall-mounted TV. Wood-effect flooring runs through to the dining area.

Dining Area
10'5" x 9'5"
The lounge opens straight into the dining area, so the ground floor feels open and sociable. There is space for a large table and six chairs. A panelled feature wall and a statement light fitting finish it off, and the kitchen is just beyond.

Kitchen
11'10" x 14'5"
The kitchen is in the new extension at the back of the house. It has plenty of high-gloss white units, a breakfast peninsula and a gas hob with extractor above. There is an integrated oven and microwave, with space for a large American-style fridge freezer and a washer/dryer. The tiled floor is easy to keep clean, and the door at the back opens onto the garden.

Downstairs Shower Room
8'0" x 5'3"
A new downstairs shower room and WC added by the current owner. It has a large walk-in shower with a rainfall head, a wall-hung vanity unit with a basin on top, and brushed gold-finish fittings. A backlit mirror and tiled walls and floor complete it. It's useful for guests or for anyone who wants to avoid the stairs.

1st Floor

Bedroom 1
12'7" x 9'4"
A bright double bedroom at the front of the house, with a bay window that fills the room with daylight. Spotlights in the bay and a crystal chandelier add a touch of glamour, and the soft olive feature wall gives it warmth. There's room for a king-size bed, bedside tables and a bench or chest at the foot, with the same wood-effect flooring as downstairs.

Bedroom 2

10'5" x 9'5"

A well-proportioned double bedroom at the back of the house, currently set up as a child's room. The half-painted green walls and the large window give it a fresh, cheerful feel. There's space for a double bed with a wardrobe, or the existing triple wardrobe can stay as it is, and the wood-effect flooring matches the rest of the house.

Bedroom 3

6'11" x 5'4"

A single room with laminate flooring. It can be used in different ways: a nursery, a dressing room, or a home office, which is how it is used now

Family bathroom

8'3" x 5'4"

A brand new family bathroom, finished in large marble-effect tiles from floor to ceiling. It has a full-size bath with shower over, a WC and a basin set in a vanity unit with storage below. A window lets in natural light, and spotlights keep it bright.

External

















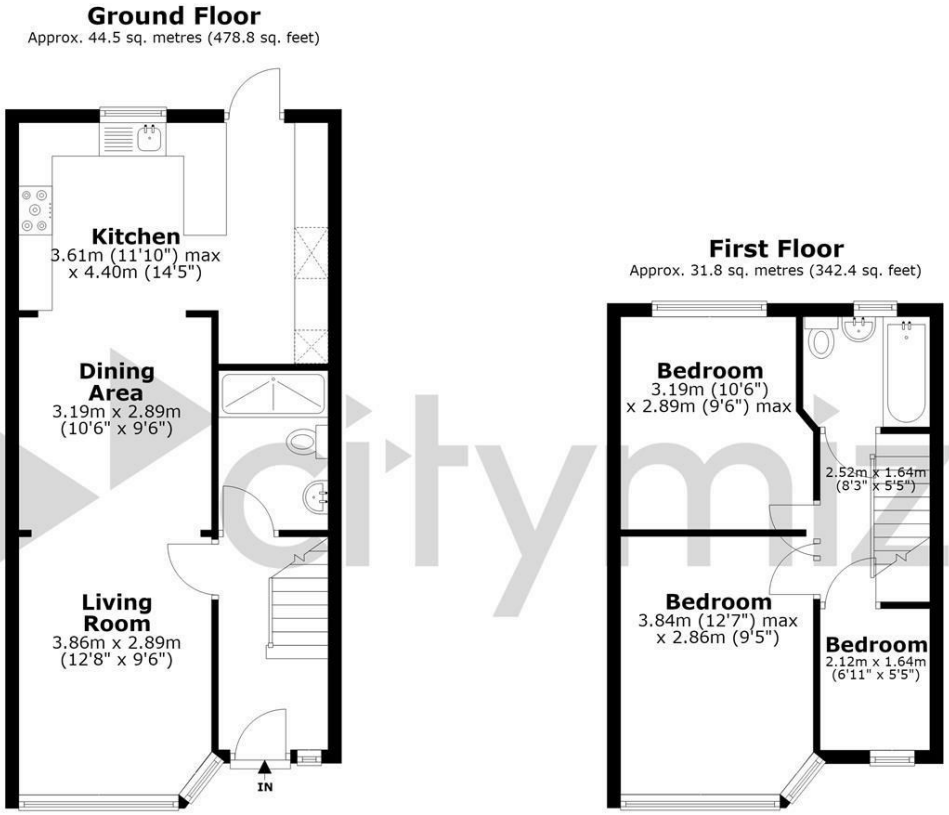


Garden

A low-maintenance rear garden with a paved patio just outside the kitchen door, ideal for outdoor seating and barbecues. Beyond it is an artificial lawn that stays green all year and is easy for children or pets. There's also a rear door out to the alleyway, handy for bins, bikes or getting in and out without going through the house.

Front driveway

There is a private driveway at the front with off-street parking for one car.



Total area: approx. 76.3 sq. metres (821.2 sq. feet)

This floorplan is for illustrative guidance only. While every attempt is made to ensure accuracy, all measurements, positioning, and areas are approximate and may include wardrobe or cupboard space. Services and appliances are untested. Prospective buyers are advised to take and verify their own measurements.

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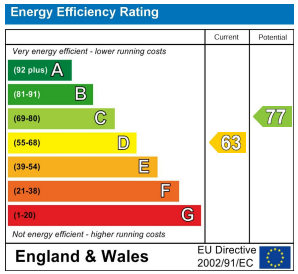

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.