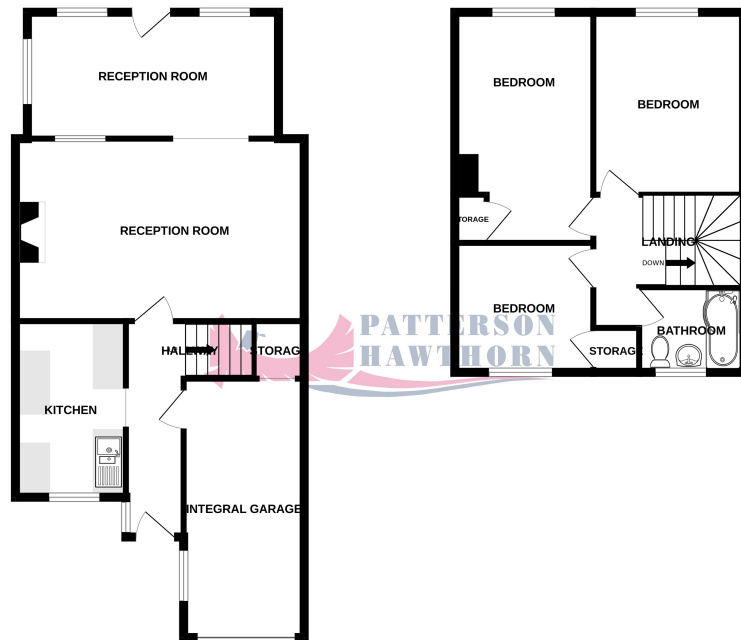


GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagaze 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Cardinal Way, Rainham

Guide Price £450,000

- THREE BEDROOMS END OF TERRACE HOUSE
- 21' SIDE PLOT GIVING HUGE POTENTIAL TO EXTEND/DEVELOP STPP
- NO ONWARD CHAIN
- 16' INTEGRAL GARAGE & OFF STREET PARKING
- GREAT POTENTIAL TO MODERNISE/REFURBISH
- QUIET CUL-DE-SAC IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door, opening into:

### **Porch**

Fixed leaded window to side, tiled flooring, second front entrance via aluminium framed door, opening into:

### **Hallway**

Fitted carpet, stairs to first floor, hardwood door opening into:

### **Integral Garage**

5.15m x 2.37m (16' 11" x 7' 9"). Metal up and over door to front, opaque window to side, power and lighting, gas and electricity metres.

### **Kitchen**

3.51m x 2.2m (11' 6" x 7' 3"). Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, space for fridge, laminate splash backs, part tiled walls, vinyl flooring.

### **Reception Room One**

5.75m x 3.63m (18' 10" x 11' 11"). Double glazed windows to rear, gas feature fireplace, radiator, fitted carpet.



### **Reception Room Two**

5m x 2.52m (16' 5" x 8' 3"). Double glazed windows to rear and side, vinyl flooring, aluminium framed door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder, fitted carpet.

### **Bedroom One**

4.6m x 2.75m (15' 1" x 9' 0"). Double glazed windows to front, radiator, fitted wardrobes and drawer units, fitted vanity unit, built-in storage cupboard housing water tank, fitted carpet.

### **Bedroom Two**

3.66m x 2.92m (12' 0" x 9' 7"). Double glazed windows to front, fitted wardrobes and over-bed units, radiator, fitted carpet.

### **Bedroom Three**

2.72m x 2.6m (8' 11" x 8' 6"). Double glazed windows to front, fitted wardrobes and over-bed units, built-in storage cupboard, radiator, fitted carpet.

### **Bathroom**

1.96m x 1.67m (6' 5" x 5' 6"). Opaque double glazed windows to front, low-level flush WC, hand wash basin, P-shaped panelled bath, shower, inset spotlights to ceiling, radiator, tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 36' With a SIDE PLOT of 21'. Immediate wrap-around paved pathway, remainder mostly laid to lawn, timber shed to side, access to front via timber gate.

### **Front Exterior**

Laid to lawn front garden, hard standing drive in front of garage giving off street parking.