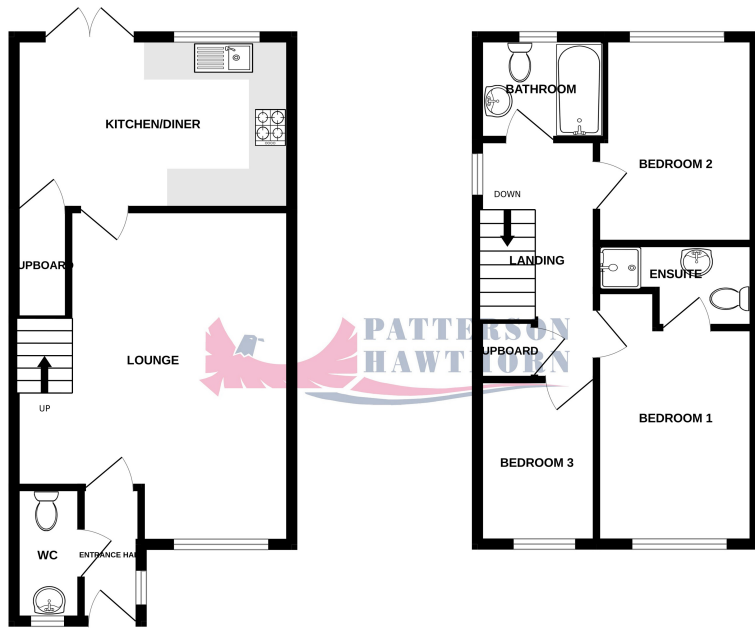


GROUND FLOOR

1ST FLOOR



Whilst every attempt 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 Metagor 10/2021

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | 82 |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | |

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Collingwood Road, Rainham Guide Price £430,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- PLANNING APPROVED FOR SINGLE REAR/SIDE EXTENSION (REF.P1567.21)
- HIGHLY SOUGHT AFTER DEVELOPMENT
- 50' UNOVERTLOOKED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Double glazed window to side, radiator, laminate flooring.

Ground Floor WC

Opaque double glazed window to front, low level flush WC, hand wash basin inset upon a laminate surface under a range of base units, tiled splash back, radiator, tiled flooring.

Reception Room

5.37m x 4.43m (17' 7" x 14' 6"). Inset spotlights to ceiling, double glazed windows with integral blinds to front, two radiators, laminate flooring, stairs to first floor.

Kitchen/Diner

4.43m x 2.74m (14' 6" x 9' 0"). Double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, space for American style fridge freezer, under-stairs storage cupboard, tiled splash back, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, airing cupboard, fitted carpet.

Bedroom One

4.09m x 2.58m (13' 5" x 8' 6"). Double glazed windows with integral blinds to front, radiator, fitted carpet

Ensuite Shower Room

2.57m x 1.31m (8' 5" x 4' 4"). Low level flush WC, hand wash basin inset within base units, shower cubicle, part tiled walls, tiled flooring.

Bedroom Two

3.21m x 2.45m (10' 6" x 8' 0"). Double glazed windows with integral blinds to front, radiator, fitted carpet.

Bedroom Three

2.65m x 1.77m (8' 8" x 5' 10"). Double glazed window with integral blind to front, radiator, fitted carpet.

Bathroom

1.83m x 1.65m (6' 0" x 5' 5"). Opaque double glazed window to rear, panelled bath, shower, low level flush WC, hand wash basin set on a laminate surface over a pair of base units, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx 50'. Immediate raised decking area, large timber shed to rear, remainder laid to lawn, access to front via timber gate.

Front Exterior

Decorative pebbled front garden, paved pathway to front, hard standing drive to side giving off street parking for two cars.