


GROUND FLOOR
APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.4 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Beechwood Gardens,
Rainham**
Offers in Excess of £325,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED FRONT POR
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- GARDEN APPROX 84FT
- APROX 0.7 MILES TO STATION



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GROUND FLOOR

Front Entrance

Via composite door into storm porch, wood grain effect laminate flooring, second door is hardwood opening to:

Lounge

15' 9" x 11' 11" (4.80m x 3.64m) > 9' 8" (2.95m) Double glazed windows to front and side, radiator, wood grain effect laminate flooring.

L-Shaped Open Plan Kitchen / Diner

20' 5" x 15' 1" (6.22m x 4.59m) > 10' 1" (3.07m) Inset spotlights to ceiling, coving to ceiling, double glazed windows to rear, large built in storage cupboard housing boiler with space and plumbing for washing machine, further downstairs storage cupboard housing gas meter, kitchen has a range of matching wall and base units, granite work top and drainer, inset sink with extendable mixer tap, integrated oven, four ringed electric hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, radiator to side, door to rear opening to garden, stairs leading to first floor.

Ground Floor Bathroom

8' 9" x 5' 5" (2.66m x 1.64m) Inset spotlights to ceiling, P-shaped panelled bath, rainfall shower, low level flush WC, hand wash basin, chrome hand towel radiator to side, tiled splash backs, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

14' 7" x 9' 7" (4.45m x 2.93m) Coving to ceiling, double glazed windows to front, radiator, fitted wardrobes and storage cupboards, fitted carpet.

Bedroom Two

9' 1" x 8' 3" (2.76m x 2.51m) Coving to ceiling, double glazed windows to rear, radiator, built in storage cupboards, wood grain effect laminate flooring.

Bedroom Three

8' 3" x 6' 3" (2.52m x 1.91m) Coving to ceiling, double glazed windows to rear, radiator, wood grain effect laminate flooring.

First Floor WC

Comprising low level flush WC, hand wash basin with chrome mixer tap, wood grain effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 84ft – Mostly laid to lawn, timber shed, access to front via hard standing path through timber gate.

Front Exterior

Paved for off street parking.

