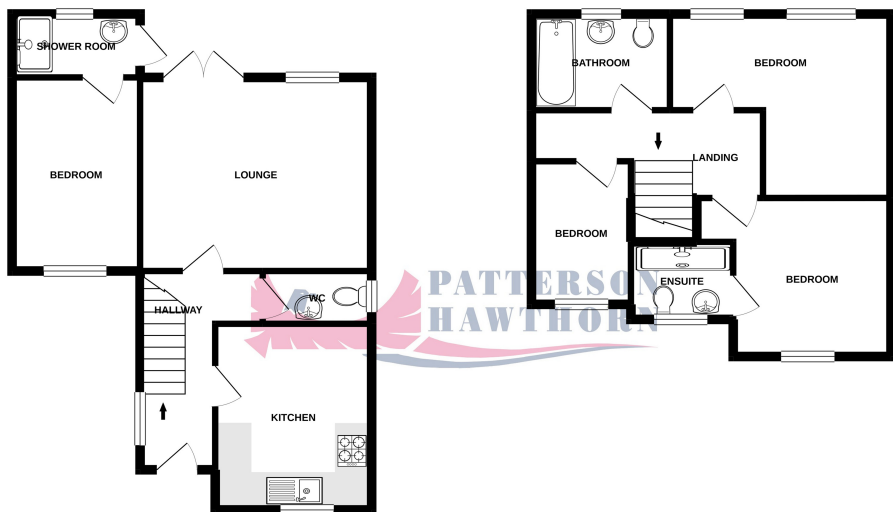


GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

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 is given as to their speciality or efficiency can be given.
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Mayfield Grove, Rainham

£425,000

- FOUR DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- IMMACULATE THROUGHOUT
- CONVERTED GARAGE
- TWO ENSUITE BATHROOMS
- GROUND FLOOR WC
- FAVOURED NORTH RAINHAM
- PRIVATE ROAD & OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Under-stairs storage space, double glazed window to side, radiator, wood grain effect laminate flooring, stairs to first floor.

Kitchen

3.5m x 2.96m (11' 6" x 9' 9") > 2.42m (7' 11") Inset spotlights to ceiling, double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated double oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, tiled splash backs, radiator, tiled flooring.

Ground Floor WC

2.03m x 1.0m (6' 8" x 3' 3") Opaque double glazed window to side, low level flush WC, hand wash basin, radiator, tiled splash back, tiled flooring.

Lounge

4.34m x 3.64m (14' 3" x 11' 11") Double glazed windows to rear, two radiators, wood grain effect laminate flooring, uPVC framed double doors opening to rear garden.

Bedroom Four (Converted Garage)

3.63m x 2.4m (11' 11" x 7' 10") Double glazed windows to front, electric heater, fitted carpet.



Ensuite Shower Room

2.34m x 1.2m (7' 8" x 3' 11") Opaque double glazed windows to rear, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash back, tiled flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, built in storage cupboard, fitted carpet.

Bedroom One

4.87m x 2.97m (16' 0" x 9' 9") into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Ensuite Bathroom

1.94m x 1.25m Inset spotlights to ceiling, opaque double glazed window to front, low level flush WC, hand wash basin, shower cubicle, part tiled walls, chrome hand towel radiator, tiled flooring.

Bedroom Two

3.74m x 2.6m (12' 3" x 8' 6") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

4.35m > 2.4m (14' 3" > 7' 10") x 3.46m > 1.79m (11' 4" > 5' 10") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, wood grain effect laminate flooring.

Bathroom

2.61m x 1.8m (8' 7" x 5' 11") Inset spotlights to ceiling, opaque double glazed window to rear, low level flush WC, hand wash basin with laminate surface inset within base units, panelled bath with shower attachment, part tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 34ft x 28ft - Immediate wrap-around paved pathway, remainder laid to lawn, timber shed to rear, access to front via timber gate.

Front Exterior

Hard standing driveway for off street parking, paved pathway to front.