



**Sunningdale Avenue,
Rainham
£315,000**

- THREE BEDROOMS
- MID TERRACED HOUSE
- TWO RECEPTION ROOMS
- REFURBISHED THROUGHOUT
- GROUND FLOOR BATHROOM
- CLOSE TO AMENITIES
- APPROX 0.8 MILES TO STATION





GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Small under-stairs storage cupboard housing gas meter, separate meter storage cupboard housing gas meter and fuse box, radiator to side, fitted carpet, stairs to first floor.

Reception Room One

3.33m x 2.93m (10' 11" x 9' 7") Double glazed bay windows to front, radiator, fitted carpet.

Reception Room Two

3.57m x 3.28m (11' 9" x 10' 9") Double glazed windows to rear, radiator, fitted carpet.

Ground Floor Bathroom

2.37m x 1.41m (7' 9" x 4' 8") Opaque double glazed window to rear, panelled bath with shower attachment, hand wash basin with chrome mixer tap, radiator, tiled splash backs, vinyl flooring.



Kitchen

2.51m x 1.95m (8' 3" x 6' 5") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, integrated oven, four ringed electric hob, inset sink and drainer with chrome mixer tap, space and plumbing for appliance, tiled splash backs, vinyl flooring, rear uPVC door opening to garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

5.07m x 2.95m (16' 8" x 9' 8") Double glazed windows to front, built in storage cupboard, radiator, fitted carpet.

Bedroom Two

3.29m x 2.43m (10' 10" x 8' 0") Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

Bedroom Three

2.57m x 2.32m (8' 5" x 7' 7") Double glazed windows to rear, radiator, built in storage cupboard housing boiler and water tank, fitted carpet.

EXTERIOR

Rear Garden

Approximately 56ft x 18ft - Immediate patio area, remainder laid to lawn.

Front Exterior

Fully Paved.

