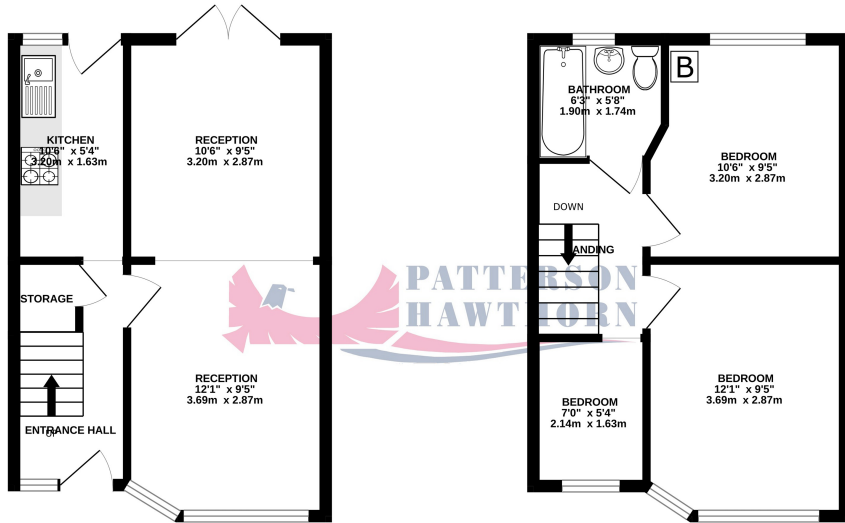


GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

While 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.  
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## Upminster Road South, Rainham

£395,000

- THREE BEDROOM TERRACED HOUSE
- HIGHLY SOUGHT AFTER PROPERTY TYPE & LOCATION
- 23' DOUBLE RECEPTION ROOM
- RE-FITTED, CONTEMPORARY BATHROOM
- 51' REAR GARDEN WITH GARAGE/OUTBUILDING FOOTINGS
- HUGE POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.7 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25



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## GROUND FLOOR

### **Front Entrance**

Via aluminium framed obscure double glazed single door opening into:

### **Entrance Hall**

Under stairs storage cupboard housing electricity meter, obscure double glazed window to front, fitted carpet, stairs to first floor.

### **Reception Room**

7.04m x 2.85m (23' 1" x 9' 4") Double glazed bay windows to front, two radiators, fitted carpet, uPVC framed double glazed double doors to rear opening to rear garden.

### **Kitchen**

3.19m x 1.63m (10' 6" x 5' 4") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, integrated oven, four ring gas hob, extractor hood, space for fridge freezer, tiled splash backs, laminate flooring.



### **Bedroom One**

3.85m x 2.85m (12' 8" x 9' 4") Double glazed bay windows to front, radiator, fixed carpet.

### **Bedroom Two**

3.18m x 2.86m (10' 5" x 9' 5") > 2.58m (8' 6") Double glazed windows to rear, radiator, boiler, fitted carpet.



### **Bedroom Three**

2.14m x 1.65m (7' 0" x 5' 5") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

4.0m x 1.9m (13' 1" x 6' 3") Obscure double glazed windows to rear, low level flush WC, hand wash basin, tiled bath, shower, radiator, part tiled walls, tiled flooring.



## EXTERIOR

### **Rear Garden**

Approximately 51'. Immediate hard standing area and hard standing area to rear (footings for old garage), remainder laid to lawn.



### **Front Exterior**

Paved giving off street parking.