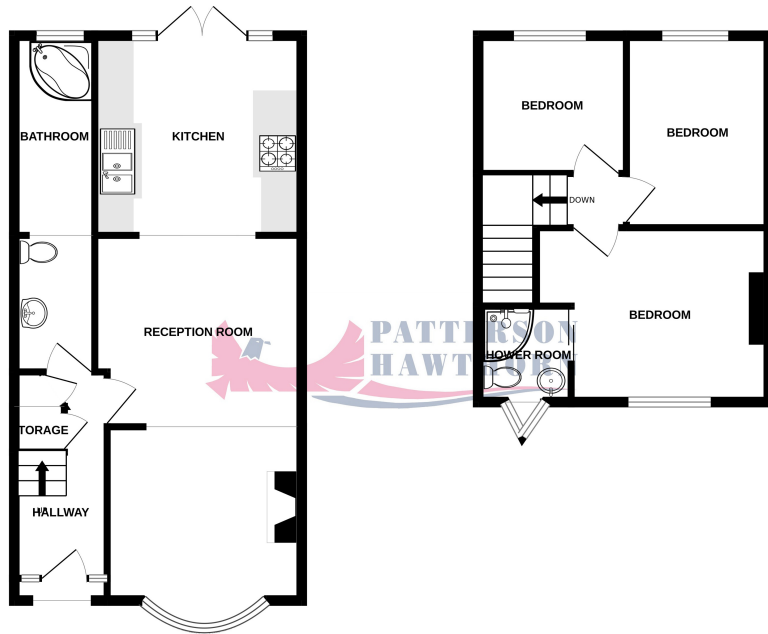


GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Menergy 10/2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Sunningdale Avenue, Rainham

Guide Price £400,000

- EXTENDED THREE BEDROOMS END OF TERRACE HOUSE
- 80' WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- FULLY BOARDED LOFT GIVING POTENTIAL LOFT ROOM
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 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 windows to front, radiator, under stairs storage cupboard housing gas and electricity metres and fuse box, laminate flooring, stairs to first floor.

Double Reception Room

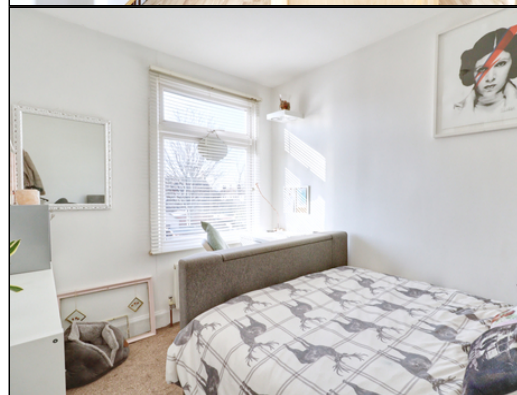
6.37m x 3.6m (20' 11" x 11' 10") > 3.33m (10' 11") Double glazed bay windows to front, two radiators, laminate flooring.

Kitchen

3.39m x 3.37m (11' 1" x 11' 1") Inset spotlights to ceiling, double glazed windows and uPVC framed double doors to rear opening to rear garden, a range of matching wall and base units, laminate surfaces, double sink with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, laminate splash backs, laminate flooring.

Ground Floor Bathroom

5.98m x 1.37m (19' 7" x 4' 6") Inset spotlights to ceiling, opaque double glazed windows to rear, corner Jacuzzi bath with shower attachment, low-level flush WC, hand wash basin, part tiled walls, two radiators, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to fully boarded loft with lighting, fitted carpet.

Bedroom One

4.22m x 3.5m (13' 10" x 11' 6") Double glazed windows to front, radiator, laminate flooring.

Ensuite Shower Room

1.61m x 1.43m (5' 3" x 4' 8") Double glazed windows to front, low-level flush WC, hand wash basin, shower cubicle, part tiled walls, laminate flooring.

Bedroom Two

3.26m x 2.41m (10' 8" x 7' 11") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.34m x 2.57m (7' 8" x 8' 5") Double glazed windows to rear, radiator, hardwood flooring.

EXTERIOR

Rear Garden

Approximately 80' Immediate paved area with hard standing pathway leading to rear, remainder laid to lawn with pebbled flowerbed borders, pebbled area to rear, timber shed to rear, access to front via two timber gates.

Front Exterior

Hard standing, giving off street parking for two vehicles.