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## Berwick Road, Rainham

£575,000

- THREE BEDROOM DETACHED HOUSE
- SET ON A PLOT OF 0.13 ACRES INCLUDING 120' REAR GARDEN & 60' FRONT GARDEN
- SINGLE REAR EXTENSION
- HUGE POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- MODERN, RE-FITTED FIRST FLOOR SHOWER ROOM
- 18' x 8' DETACHED GARAGE
- MULTI-CAR OFF STREET PARKING





## GROUND FLOOR

### Side Entrance

Via aluminium framed double glazed door opening into:

### Entrance Hall

Under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### Reception Room One

6.05m x 4.8m > 2.9m (19' 10" x 15' 9" > 9' 6"). Double glazed windows to both sides, two radiators, feature fireplace, fitted carpet, folding doors to rear opening into:

### Reception Room Two (rear extension)

4.82m x 2.76m (15' 10" x 9' 1"). Double glazed windows to side and rear, radiator, laminate flooring, uPVC framed double glazed sliding door to rear opening to rear garden.

### Kitchen

3.7m x 2.96m (12' 2" x 9' 9"). Double glazed windows to front & side, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink & drainer with mixer tap, integrated double oven, tiled flooring, four burner gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, tiled flooring.

### Ground Floor WC

1.83m x 0.98m (6' 0" x 3' 3"). Obscure double glazed windows to side, low-level flush WC, hand wash basin, tiled flooring.



## FIRST FLOOR

### Landing

Double glazed window to side, built in over-stairs storage cupboard, additional built in storage cupboard housing water tank, fitted carpet.

### Bedroom One

4.14m x 3.40m (13' 7" x 11' 2"). Double glazed windows to rear, radiator, fitted wardrobes & wall units, fitted carpet.

### Bedroom Two

3.32m max x 2.86m (10' 11" x 9' 5"). Double glazed windows to front and side, built-in eye-level storage units, built-in shelving, radiator, fitted carpet.

### Bedroom Three

2.87m x 2.5m (9' 5" x 8' 2"). Double glazed windows to side, radiator, built in storage cupboards and eye-level units, fitted carpet.

### Shower Room

1.79m x 1.78m (5' 10" x 5' 10"). Obscure double glazed windows to front and side, low-level flush WC, hand wash basin set on base and drawer units, shower cubicle, tiled walls, chrome hand towel radiator, vinyl flooring.

## EXTERIOR

### Rear Garden

Approximately 120'. Immediate patio, remainder laid to lawn with paved area and raised brick bush borders to centre, large timber shed, greenhouse, access to front both sides via metal gates.

### Front Exterior

Approximately 60'. Part hard standing for off street parking, part laid to lawn with bush and plant borders.

### Deatched Garage

5.51m x 2.52m (18' 1" x 8' 3"). Power and lighting, metal up and over door to front, door to rear, fixed windows to side and rear.