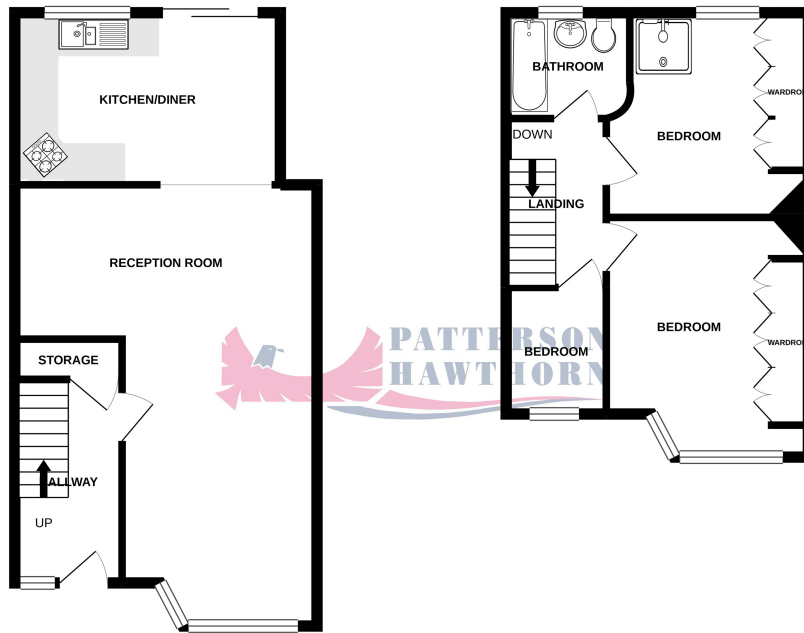


GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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- 0.6 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Opaque double glazed window to front, radiator, under-stairs storage cupboard housing electricity meter, fitted carpet, additional large built-in storage cupboard, stairs to first floor.

Reception Room

7.0m x 4.79m (23' 0" x 15' 9") > 3.07m (10' 1") Double glazed windows to front, two radiators, fitted carpet.

Kitchen / Diner

4.19m x 2.73m (13' 9" x 8' 11") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, tile effect laminate flooring, uPVC framed sliding doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.8m x 3.06m (12' 6" x 10' 0") Double glazed windows to front, radiator, fitted wardrobes and vanity unit, fitted carpet.

Bedroom Two

3.18m x 3.08m (10' 5" x 10' 1") > 2.72m (8' 11") Double glazed windows to rear, radiator, fitted wardrobes and shelving units, shower cubicle with tiled splash backs, fitted carpet.

Bedroom Three

2.0m x 1.62m (6' 7" x 5' 4") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.95m x 1.68m (6' 5" x 5' 6") Opaque double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, part tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 42ft – Part paved and part laid to lawn with various bush and plant borders, timber shed to rear.

Front Garden

Mostly laid to lawn with hard standing path and various bush and plant borders.