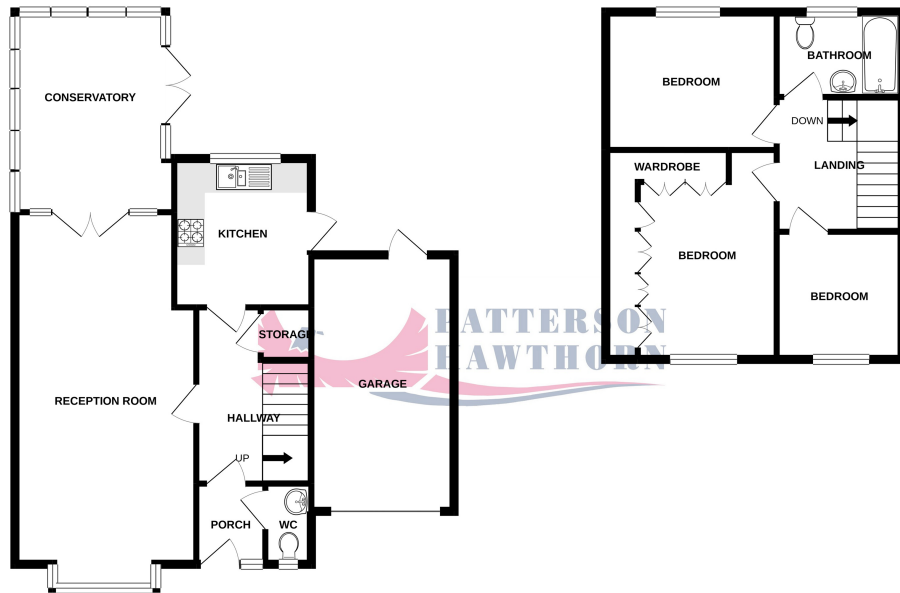


GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Guysfield Close, Rainham

Guide Price £475,000

- GUIDE PRICE £475,000 - £500,000
- THREE LARGE BEDROOMS DETACHED HOUSE
- 25' BAY FRONTED RECEPTION ROOM
- 13' MODERN CONSERVATORY & 16' GARAGE WITH POWER & LIGHTING
- KITCHEN WITH INTEGRATED APPLIANCES & GRANITE WORK SURFACES
- GROUND FLOOR WC & RE-FITTED FIRST FLOOR FAMILY BATHROOM



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch, opaque double glazed window to front, radiator, hardwood flooring, second front entrance via hardwood door opening into:

### **Hallway**

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

### **Ground Floor WC**

Opaque double glazed window to front, low level flush WC, hand wash basin with tiled splash back, radiator, fitted carpet.

### **Reception Room**

7.71m x 3.58m (25' 4" x 11' 9") > 3.13m (10' 3") Double glazed bay windows to front, two radiators, hardwood flooring, hardwood framed double doors to rear opening to:

### **Conservatory**

3.97m x 2.98m (13' 0" x 9' 9") Double glazed windows throughout, vertical radiator, laminate flooring, uPVC framed double doors to side opening to rear garden.

### **Kitchen**

2.96m x 2.71m (9' 9" x 8' 11") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, granite work surfaces, one and half bowl inset sink with granite drainer, four ringed gas hob, extractor hood, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, tiled splash backs, tile effect laminate flooring, uPVC framed door to side leading to rear garden.



## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

4.13m x 3.38m (13' 7" x 11' 1") Double glazed windows to front, radiator, fitted wardrobes and eye-level over-bed units, fitted vanity units, fitted carpet.

### **Bedroom Two**

3.38m x 2.73m (11' 1" x 8' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.52m x 2.47m (8' 3" x 8' 1") Double glazed windows to front, radiator, laminate flooring.

### **Bathroom**

2.46m x 1.68m (8' 1" x 5' 6") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC inset within base units, hand wash basin inset within a drawer unit, panelled bath, shower, separate integral rainfall shower, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 37ft - Wrap-around patio, remainder laid to artificial grass, access to front via metal gate, timber shed to side.

### **Garage**

5.03m x 2.82m (16' 6" x 9' 3") Up and over door to front, power and lighting, uPVC door to rear, loft storage space.

### **Front Exterior**

Paved giving off street parking for three vehicles, access to private gated car park with CCTV situated beside property.