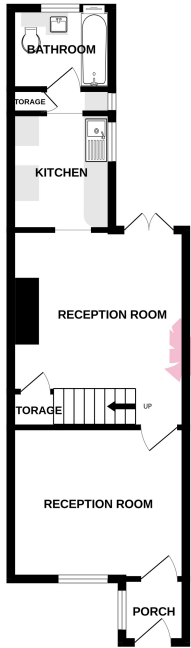
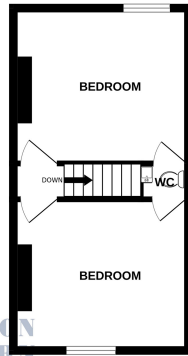


GROUND FLOOR  
407 sq ft. (37.8 sq.m.) approx.



1ST FLOOR  
274 sq ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq ft. (63.3 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. Read with Measure 1/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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**Guide Price £340,000**

- TWO BEDROOM SEMI DETACHED HOUSE
- REFURBISHED THROUGHOUT
- VERY HIGH SPECIFICATION
- RE-FITTED GROUND FLOOR BATHROOM WITH BUILT IN TV
- LANDSCAPED REAR GARDEN WITH DECKING & ARTIFICIAL GRASS
- FIRST FLOOR ENSUITE WC ACCESSIBLE VIA BOTH BEDROOMS
- RESIDENTS PERMIT PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.4 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, double glazed windows to side, tiled flooring, second front entrance via hardwood door opening into:

### **Reception Room One**

3.67m x 3.17m (12' 0" x 10' 5") Double glazed windows to front, feature wall, spotlights to ceiling, radiator, laminate flooring.

### **Reception Room Two**

4.13m x 3.54m (13' 7" x 11' 7") Built-in under stairs storage cupboard, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden, stairs to first floor.

### **Kitchen**

2.44m x 2.06m (8' 0" x 6' 9") Inset spotlights to ceiling, double glazed windows to side, a range of wall and base units, oak work surfaces, inset butler-style sink and drainer with extendable mixer tap, space for cooker, space for freestanding fridge freezer, space and plumbing for washing machine, tiled splash backs, quartz tiled flooring.

### **Rear Lobby Area**

Double glazed windows to side, oak work surface over a base unit, built-in storage cupboard, quartz tiled flooring.



### **Bathroom**

2.13m x 1.7m (7' 0" x 5' 7") Double glazed windows to rear, panelled bath, rainfall shower, low-level flush WC, hand wash basin inset within a base unit, chrome hand towel radiator, tiled walls, built-in television, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to part boarded loft, fitted carpet.



### **Bedroom One**

3.67m x 3.17m (12' 0" x 10' 5") Double glazed windows to front, radiator, fitted carpet.

### **Ensuite WC (Accessible via both bedrooms)**

Low level flush WC, corner hand wash basin with mixer tap, tiled walls, tiled flooring.

### **Bedroom Two**

3.67m x 3.23m (12' 0" x 10' 7") Double glazed windows to rear, radiator, fitted carpet.



### **Rear Garden**

Approximately 35' > 17' x 15' Immediate decking area, remainder laid to artificial grass with raised decked flowerbed border, access to front via timber gate.

### **Front Exterior**

Paved pathway to centre, remainder laid to slate gravel.

