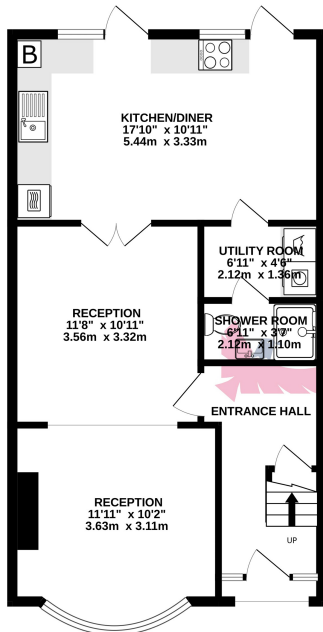
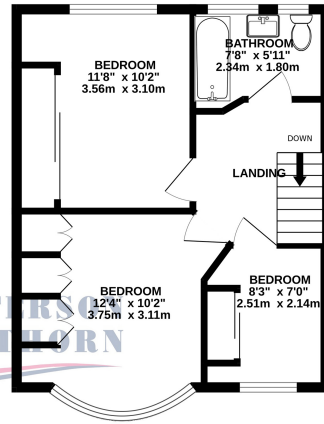


GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, notes 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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Upminster Road South, Rainham £475,000

- THREE BEDROOM TERRACED HOUSE
- EXTENDED & BAY-FRONTED
- FULLY REFURBISHED & IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- TWO RECEPTION ROOMS
- 17' KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR FAMILY BATHROOM



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GROUND FLOOR

Front Entrance

Via composite door, opening into:

Entrance Hall

Under-stairs storage cupboard & space, radiator, modern laminate tiled flooring, carpeted stairs to first floor, door opening into:

Reception Room One

3.56m x 3.32m (11' 8" x 10' 11"). Radiator, fitted carpet, double doors opening into kitchen/diner.

Reception Room Two

3.63m x 3.11m (not including bay) (11' 11" x 10' 2"). Double glazed bay windows to front, radiator, fitted carpet.

Kitchen/Diner

5.36m x 3.33m (17' 7" x 10' 11"). Double glazed windows to rear, two single doors opening to rear garden, modern downlights, a range of matching wall & base units, laminate work surfaces, inset sink & drainer with mixer tap, four ring electric hob, integrated oven, space and plumbing for dish washer & American style fridge/freezer, space for wine cooler, tiled splash-backs, laminate flooring, door opening into:

Utility Room

2.12m x 1.35m (6' 11" x 4' 5"). Wall units, laminate work surface over space for tumble dryer and space & plumbing for washing machine, tiled flooring.



Shower Room

2.12m x 1.1m (6' 11" x 3' 7"). Low-level flush WC, hand wash basin set on base units, Power-shower cubicle, tiled walls & flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.3m x 3.11m (not including bay) (10' 10" x 10' 2"). Double glazed bay windows to front, radiator, fitted wardrobe, fitted carpet.

Bedroom Two

3.58m x 3.07m (11' 9" x 10' 1"). Double glazed windows to rear, radiator, fitted wardrobe, fitted carpet.

Bedroom Three

2.5m x 2.13m (8' 2" x 7' 0"). Double glazed windows to front, radiator, fitted wardrobe, fitted carpet.

Bathroom

2.36m x 1.8m (max) (7' 9" x 5' 11"). Obscure double glazed windows to rear, low-level flush WC, hand-wash basin set on drawer units, panel bath, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 45'. Immediate patio with pergola, patio to rear with two timber outbuildings (one currently used as bar), remainder laid to artificial grass with feature raised flower beds. Access to rear via timer gate.

Front Exterior

Fully paved, giving off street parking for two cars.