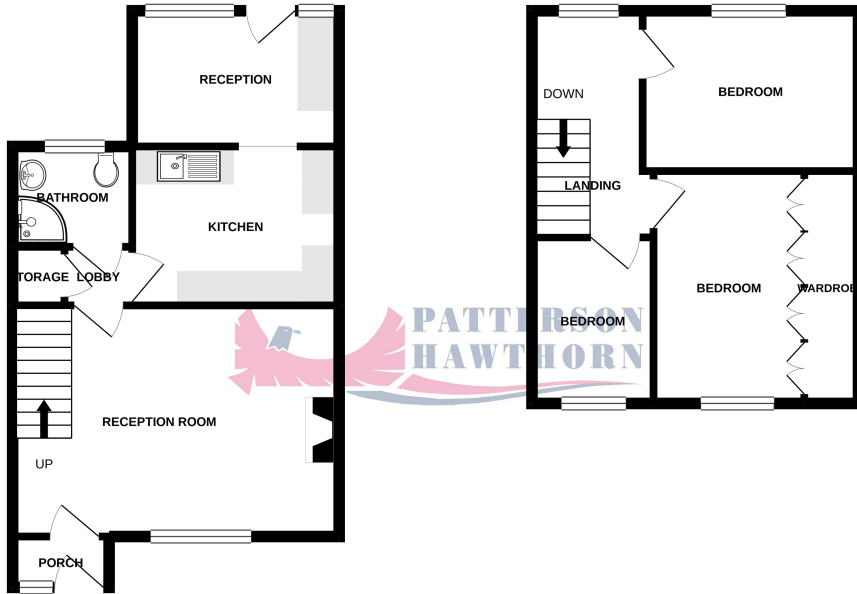


GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 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. Made with Metreage 12/2021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		88
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	66	
(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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- GROUND FLOOR BATHROOM
- OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.8 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Front Entrance

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

Reception Room

5.08m x 3.6m (16' 8" x 11' 10") Double glazed windows to front, radiator, feature gas fireplace, fitted carpet, stairs to first floor.

Rear Lobby Area

Under-stairs storage cupboard housing gas and electricity meters and fuse box, fitted carpet.

Bathroom

1.8m x 1.55m (5' 11" x 5' 1") Opaque double glazed window to rear, low-level flush WC, hand wash basin inset within base units, shower cubicle, radiator, part tiled walls, tile effect vinyl flooring.

Kitchen

3.19m x 2.47m (10' 6" x 8' 1") Range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splash backs, laminate flooring.



Dining Room (Opening from Kitchen)

3.22m x 2.12m (10' 7" x 6' 11") Double glazed windows to rear, radiator, laminate work surface with space for tumble dryer under, one base and drawer unit, space for freestanding fridge freezer, laminate flooring, uPVC framed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with pull-down ladder leading to part boarded loft, double glazed windows to rear, fitted carpet.

Bedroom One

3.61m x 3.19m (11' 10" x 10' 6") Double glazed windows to front, radiator, fitted wardrobes and drawer units, fitted carpet.

Bedroom Two

3.36m x 2.5m (11' 0" x 8' 2") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.59m x 1.8m (8' 6" x 5' 11") Double glazed windows to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 47ft - Immediate patio area, patio area to rear, metal shed to rear, remainder laid to lawn.

Front Exterior

Fully paved giving off street parking for two cars.