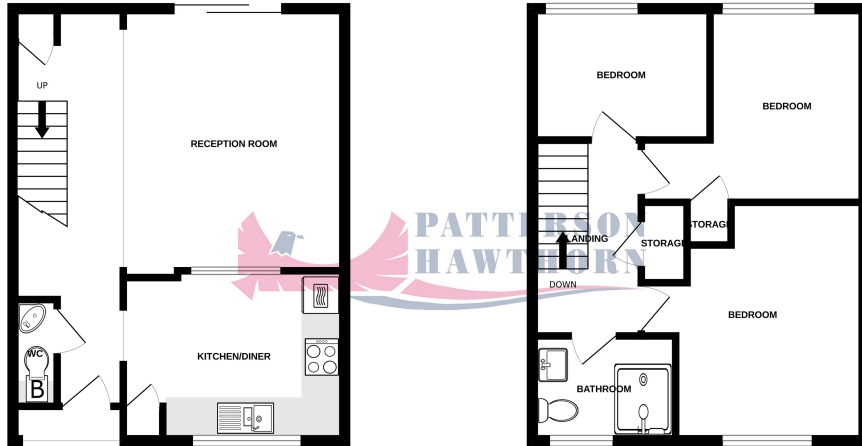


GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

While 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 Metropix 12/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Theydon Gardens, Rainham

Guide Price £425,000

- THREE BEDROOMS END OF TERRACE HOUSE
- REFURBISHED THROUGHOUT
- FINISHED TO AN EXCEPTIONAL STANDARD
- MODERN, CONTEMPORARY INTERIOR DESIGN
- RE-FITTED KITCHEN & BATHROOM
- GROUND FLOOR WC
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING FOR THREE CARS
- CCTV & MONITOR TO REMAIN



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GROUND FLOOR

Front Entrance

Via hardwood door, opening into:

Entrance Hall

Inset spotlight to ceiling, laminate flooring.

Kitchen Diner

3.52m x 2.71m (11' 7" x 8' 11"). Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, granite effect laminate work surfaces, one and a half bowl inset sink & drainer with extendable mixer tap, integrated Bosch oven, four ring induction hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, built-in storage cupboard, tiled splashbacks, open hatch through to reception room, radiator, tiled flooring.

Reception Room

5.4m x 4.18m (17' 9" x 13' 9"). Inset spotlights to ceiling, under stairs storage space, laminate flooring, uPVC framed sliding door to rear opening to rear garden, built-in storage cupboard, stairs to first floor.

Ground Floor WC

Low-level flush WC, corner hand wash basin set on base units, built-in storage cupboard housing boiler, tiled walls, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, inset spotlight to ceiling, built-in storage cupboard, fitted carpet.

Bedroom One

3.8m x 3.05m (12' 6" x 10' 0"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.02m x 2.45m (9' 11" x 8' 0"). Double glazed windows to rear, inset spotlights to ceiling, radiator, fitted carpet, built-in storage cupboard.

Bedroom Three

2.93m x 2.1m (9' 7" x 6' 11"). Double glazed windows to rear, radiator, fitted carpet.

Shower Room

2.29m x 1.67m (7' 6" x 5' 6"). Double glazed windows to front, inset spotlights to ceiling, low level flush WC, hand wash basin with waterfall mixer tap set on drawer units, shower cubicle, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 24'. Immediate patio sheltered by timber pagola with corrugated plastic roof with spotlights and motion detector security light, external power and water, remainder laid to artificial grass, access to front via timber gate.

Brick shed measuring 8' x 4' with power and lighting, attached timber shed measuring 10' x 4'.

Front Exterior

Fully paved giving off street parking for three cars.