



TOTAL FLOOR AREA: 2480 sq.ft. (230.4 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 for 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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## Lambs Lane South, Rainham

### Guide Price £700,000

- THREE BEDROOMS DETACHED CHALET
- HUGE PLOT WITH 135' REAR GARDEN & 50' FRONT
- HEATED SWIMMING POOL
- MODERN OUTBUILDING WITH TWO ROOMS
- IMPRINTED CONCRETE DRIVEWAY GIVING MULTI-CAR OFF STREET PARKING
- ROOF TERRACE TO BEDROOM THREE
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO RAINHAM C2C STATION & MAJOR ROADS
- POTENTIAL TO EXTEND OR DEVELOP (SUBJECT TO PLANNING)



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## GROUND FLOOR

### Front Entrance

Via uPVC door opening into porch; double glazed windows to front and both sides, tiled flooring, second front entrance via hardwood door opening into:

### Hallway

Under-stairs storage cupboard housing electricity meter and fuse box, parquet flooring, stairs to first floor.

### Bedroom One

4.2m x 3.6m (Into fitted wardrobe) (13' 9" x 11' 10") Double glazed bay windows to front, fitted wardrobes and drawer units, radiator, laminate flooring.

### Reception Room One

5.56m x 3.42m (18' 3" x 11' 3") Double glazed windows to side, built-in storage cupboard housing boiler, feature exposed brick fireplace with hardwood mantel piece, radiator, parquet flooring.

### Reception Room Two (Open plan from Reception Room One)

3.89m x 3.07m (12' 9" x 10' 1") Sliding doors to rear opening to rear garden, radiator, laminate flooring.

### Kitchen

3.93m x 2.3m (12' 11" x 7' 7") Inset spotlights to ceiling, double glazed windows to side, a range of wall and base units, toughened glass work surfaces, double sink with mixer tap, space for Rangemaster cooker, extractor hood, space for freestanding American style fridge freezer, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.



## FIRST FLOOR

### Landing

Loft hatch to ceiling leading to boarded loft, double glazed windows to side, built-in storage cupboard, fitted carpet.

### Bedroom Two

3.76m x 3.37m (12' 4" x 11' 1") Inset spotlights to ceiling, double glazed windows to front, modern vertical mirrored radiator, storage in eaves, walk-in wardrobe, fitted carpet.

### Bedroom Three

3.17m x 3.17m (10' 5" x 10' 5") uPVC framed double doors to rear opening to roof terrace garden, fitted wardrobes, radiator, fitted carpet.

### Shower Room

2.22m x 2.05m (7' 3" x 6' 9") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, corner hand wash basin inset within base unit, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 135' Immediate imprinted concrete patio followed by a raised laid to artificial grass area with flower, bush and plant borders, brick wall surround swimming pool with a laid to lawn & patio section to rear and various bushes and trees.

### Hot-Tub/ Pool Room

5.36m x 2.72m (17' 7" x 8' 11") Inset spotlights to ceiling, double glazed windows to side and rear, shower cubicle, built-in WC and hand wash basin, tiled flooring, uPVC door to side.

### Garage

5.75m x 2.87m (18' 10" x 9' 5") Timber double doors to front, power and lighting, double glazed windows and uPVC framed door to rear and alarm.

### Detached Outbuilding

Room One : 3.7m x 3.37m (into fitted storage unit) (12' 2" x 11' 1"). Inset spotlights to ceiling, double glazed windows to side, built-in storage cupboards and television unit, fitted carpet,

Room Two: 5.25m x 2.3m (17' 3" x 7' 7"). Inset spotlights to ceiling, opaque double glazed window to rear, radiator, fitted carpet, fitted wardrobes.