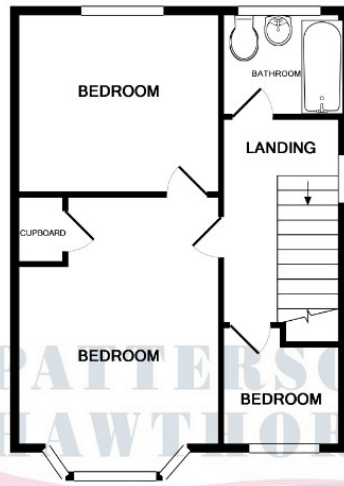


GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		89
(69 to 80) C	73	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Ryder Gardens, Rainham Offer in Excess of £400,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- FRONT & REAR LANDSCAPED GARDENS
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- MULTI-VEHICLE OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC into storm porch, opaque leaded double glazed windows to front and side, tiled flooring, second door is hardwood opening into:

Hallway

Coving to ceiling, radiator, double glazed windows to side, under-stairs storage cupboard housing gas and electricity meter, fitted carpet, stairs to first floor.

Lounge

7.32m x 3.52m (24' 0" x 11' 7") Coving to ceiling, double glazed bay window to front, radiator to front and side, feature brick built gas fireplace, fitted carpet, double glazed sliding French doors opening into:

Dinning Room

5.35m x 3.4m (17' 7" x 11' 2") Coving to ceiling, double glazed windows to rear, radiator, tiled flooring, uPVC door opening to rear garden.

Kitchen

4.18m x 2.41m (13' 9" x 7' 11") Opaque double glazed window to side, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, four ringed electric hob, extractor hood, integrated double oven, integrated fridge, integrated freezer, tiled splash backs, tiled flooring.



FIRST FLOOR

Landing

Coving to ceiling, loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

4.47m x 3.42m (14' 8" x 11' 3") Coving to ceiling, double glazed window to front, radiator, built in storage cupboard housing boiler, fitted carpet.

Bedroom Two

3.42m x 2.95m (11' 3" x 9' 8") Coving to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.57m x 2.0m (8' 5" x 6' 7") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

Bathroom

Comprising P-shaped panelled bath, shower, opaque double glazed windows to rear, low level flush WC, hand wash basin, chrome hand towel radiator to side, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 42ft x 24ft - Immediate patio area, patio pathway to side leading to front via timber gate, greenhouse, brick shed, various bush and plant borders, remainder laid to lawn.

Front Garden

Approximately 62ft - Part paved part laid to lawn, various bush and plant borders, off street parking for multiple vehicles.