



TOTAL FLOOR AREA: 1493 sq. ft. (138.7 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mempro ©2023



Deri Avenue, Rainham

£465,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- FULL WIDTH REAR EXTENSION & DORMER LOFT EXTENSION
- 25' MAIN RECEPTION ROOM & 23' X 16' KITCHEN/DINER
- FIRST FLOOR BATHROOM & SECOND FLOOR ENSUITE SHOWER ROOM
- OFF STREE PARKING FOR TWO CARS
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO RAINHAM C2C STATION





GROUND FLOOR

Front Entrance

Via composite door opening into:

Porch

1.9m x 1.6m (6' 3" x 5' 3") Spotlight board to ceiling, opaque double glazed window to side, porcelain tiled flooring, second front entrance via uPVC door opening into:

Hallway

Opaque double glazed window to side, radiator, under stairs storage cupboard housing metres, laminate flooring, stairs to first floor.

Double Reception Room

7.84m x 3.07m (25' 9" x 10' 1") > 2.62m (8' 7") Double glazed bay windows to front, two radiators, inset spotlights to dining area ceiling, hardwood folding doors to rear opening into:

Kitchen / Diner

7.33m x 5.0m (24' 1" x 16' 5") max. Dining area; inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring, uPVC framed single door and double glazed window to rear opening to rear garden, laminate flooring. Kitchen area; inset spotlights to ceiling, opaque double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space for large range master cooker, extractor hood, space and plumbing for washing machine, integrated dishwasher, tiled splash backs, laminate flooring.

FIRST FLOOR

Landing

Opaque double glazed windows to side, radiator, fitted carpet, stairs to second floor.



Bedroom Two

3.69m x 3.04m (12' 1" x 10' 0") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

4.28m x 3.06m (14' 1" x 10' 0") Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Four

2.15m x 1.52m (7' 1" x 5' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.94m x 1.68m (6' 4" x 5' 6") Double glazed windows to rear, panelled bath, shower, hand wash basin over base units, chrome hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Skylight window to ceiling, eye-level storage cupboard housing fuse box, fitted carpet.

Bedroom One

6.05m x 2.54m (19' 10" x 8' 4") Double glazed windows to rear, radiator, skylight window to front ceiling, fitted carpet, built-in storage cupboard/potential walk-in wardrobe.

Ensuite Shower Room

2.18m x 1.76m (7' 2" x 5' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin over base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' Laid to artificial grass with porcelain tiled borders with inset spotlights, access to front via metal gate.

Detached Outbuilding

4.71m x 2.91m (15' 5" x 9' 7") Double glazed windows and uPVC framed double doors to front, laminate flooring, laminate work surface over space for fridge and tumble dryer, large built-in storage cupboard.

Shower Room / WC

2.47m x 0.91m (8' 1" x 3' 0") Low level flush WC, hand wash basin over base units, shower cubicle, part tiled walls, tiled flooring.

Front Exterior

Fully paved giving off street parking for two cars.

