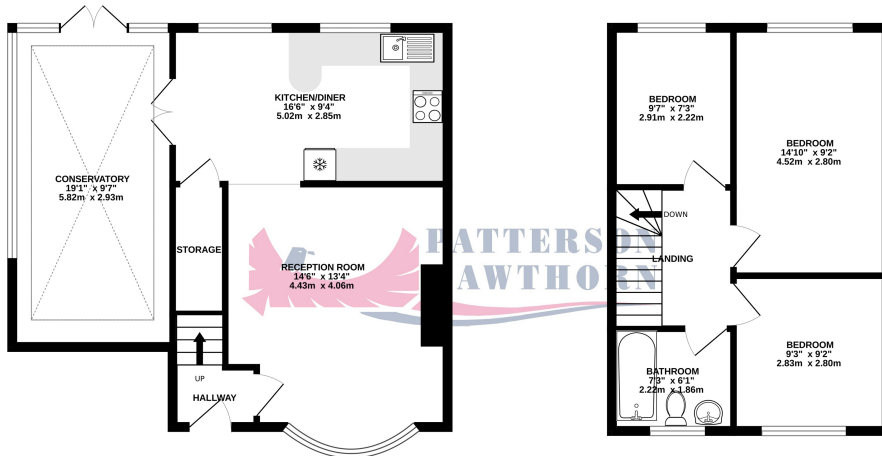


GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 975 sq.ft. (90.6 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 Metropix 12/2024



## Baillie Close, Rainham

**£475,000**

- THREE BEDROOM END OF TERRACED HOUSE
- IMMACULATELY PRESENTED
- SHOW HOME CONDITION
- SIDE PLOT GIVING HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 16' BAY FRONTED RECEPTION ROOM
- RE-FITTED MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 19' x 9' CONSERVATORY
- LANDSCAPED REAR GARDEN WITH EXTENDED FENCING FOR EXTRA PRIVACY





## GROUND FLOOR

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Radiator, high gloss laminate flooring, stairs to first floor.

### **Reception Room**

5.0m x 4.05m (16' 5" x 13' 3") Double glazed bay windows to front, feature fireplace with stone hearth, radiator, high gloss laminate flooring.

### **Kitchen / Diner**

5.02m x 2.83m (16' 6" x 9' 3") Kitchen area: Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated oven, four ring induction hob, extractor hood, space plumbing for washing machine, integrated fridge, integrated freezer, tiled splash backs, high gloss laminate flooring. Dining area: Double glazed windows to rear, large built-in under stairs storage cupboard housing meters and fuse box, high gloss laminate flooring, hardwood framed double doors to side opening into:

### **Conservatory**

5.84m x 2.98m (19' 2" x 9' 9") Double glazed windows to side and rear, obscure corrugated plastic ceiling/roof, radiator, vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, fitted carpet.

### **Bedroom One**

4.53m x 2.73m (14' 10" x 8' 11") Double glazed windows to rear, radiator, fitted wardrobes and over bed units, fitted carpet.

### **Bedroom Two**

2.83m x 2.72m (9' 3" x 8' 11") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom Three**

9.0m x 2.22m (29' 6" x 7' 3") Double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, laminate flooring.

### **Bathroom**

2.23m x 1.87m (7' 4" x 6' 2") Obscure double glazed windows to front, panelled bath with shower attachment, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, vinyl tiled flooring.

## EXTERIOR

### **Rear Garden**

Approximately 32' x 28' Part paved, part laid to artificial grass and decorative pebbles, raised decking area to rear, timber shed, access to front via side gate.

### **Front Exterior**

Fully paved giving off street parking for up to three cars, security post.