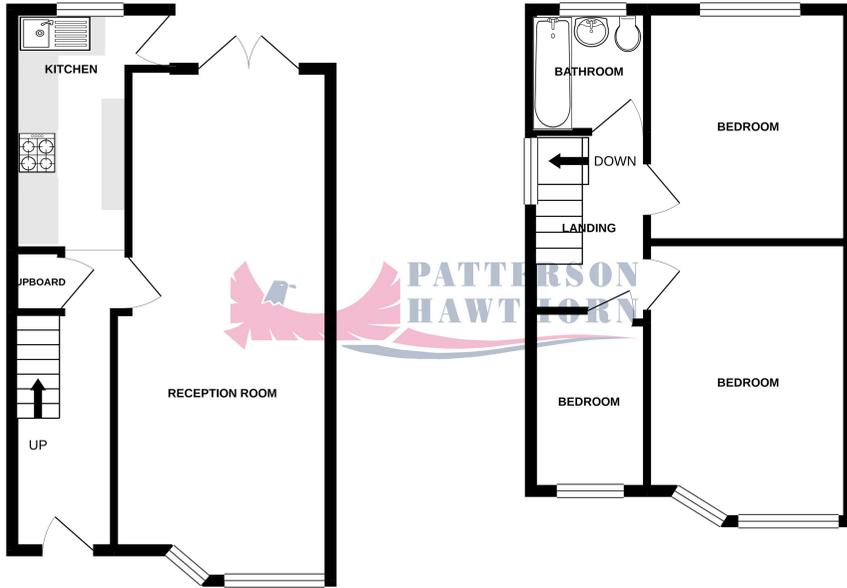


GROUND FLOOR

1ST FLOOR



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 ©2020



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

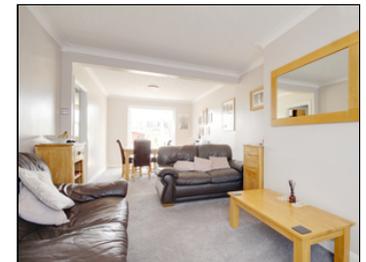
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Cherry Tree Lane, Rainham

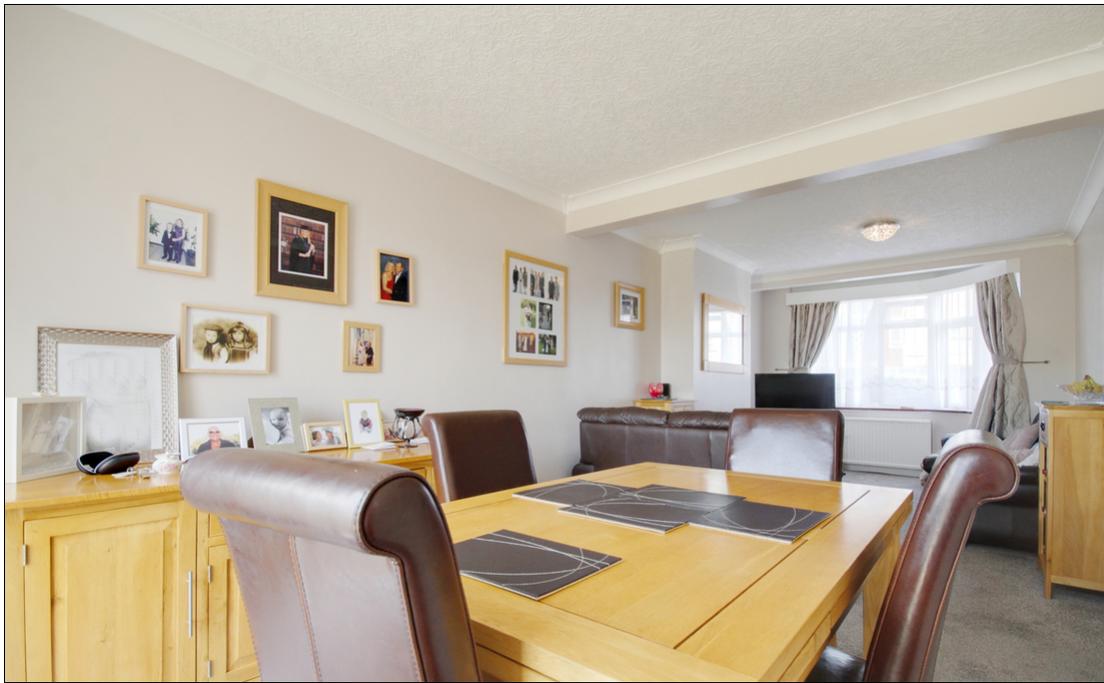
£390,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- 23FT DOUBLE RECEPTION ROOM
- 114FT REAR GARDEN
- RE-PLASTERED & RE-FITTED CARPET
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Under-stairs storage cupboard, radiator, fitted carpet, stairs to first floor.

Lounge / Diner

7.13m x 3.11m (23' 5" x 10' 2") > 2.98m (9' 9") Double glazed bay window to front, radiator, fitted carpet, uPVC framed double doors opening to rear garden.

Kitchen

3.98m x 1.75m (13' 1" x 5' 9") Inset spotlights to ceiling, double glazed window to rear, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated dishwasher, integrated double oven, four ringed gas hob, extractor hood, tiled walls, tiled flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Opaque double glazed window to side, loft hatch to ceiling, fitted carpet.

Bedroom One

4.3m x 3.07m (14' 1" x 10' 1") Double glazed bay window to front, radiator, fitted carpet.

Bedroom Two

3.59m x 2.78m (11' 9" x 9' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.69m x 1.73m (8' 10" x 5' 8") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.81m x 1.71m (5' 11" x 5' 7") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath, shower, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 114ft - Immediate raised patio area, raised patio area to centre and rear, detached timber summerhouse to rear, remainder laid to lawn with various bush and plant borders, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for two vehicles.