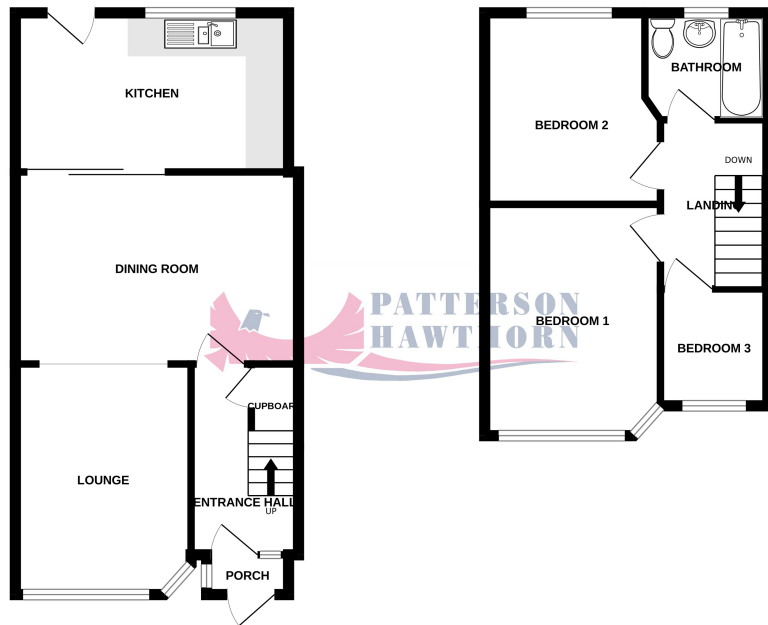


GROUND FLOOR

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 Mapbox 12/24

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

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£375,000

- EXTENDED THREE BEDROOM TERRACED HOUSE
- 22' X 15' (MAX) RECEPTION ROOM
- EXTENDED KITCHEN / DINER
- CUL DE SAC LOCATION IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
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GROUND FLOOR

Front Entrance

Via hardwood door opening into porch; double glazed window to side, fitted carpet, second front entrance via aluminium framed obscure double glazed single door opening into:

Entrance Hall

Radiator, under stairs storage cupboard, laminate flooring, stairs to first floor.

Double Reception Room

6.89m x 4.58m (22' 7" x 15' 0") > 2.84m (9' 4") Double glazed bay windows to front, two radiators, laminate flooring, aluminium framed sliding door to rear opening into:

Kitchen / Diner

4.38m x 2.52m (14' 4" x 8' 3") Double glazed windows to rear, a range matching wall and base units, boiler, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splashbacks, vinyl flooring, radiator, hardwood door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.73m x 2.85m (12' 3" x 9' 4") Double glazed bay windows to front, radiator, fitted wardrobes and over-bed units, laminate flooring.

Bedroom Two

3.16m (Max) x 2.85m (10' 4" x 9' 4") Double glazed windows to rear, radiator, fitted wardrobes and wall units, laminate flooring.

Bedroom Three

1.87m x 1.67m (6' 2" x 5' 6") Double glazed window to front, a range of wall units, radiator, fitted carpet.

Bathroom

1.85m x 1.7m (6' 1" x 5' 7") Obscure double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 35' (To front of shed) Fully paved with a brick shed to rear.

Front Exterior

Paved giving off street parking.