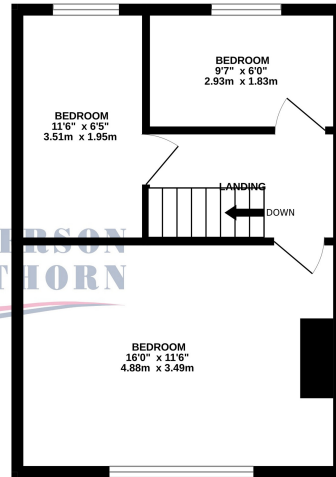
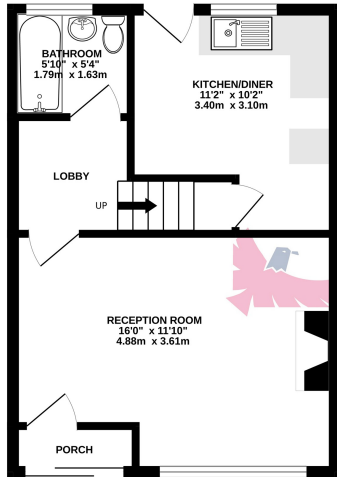


GROUND FLOOR  
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 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 1/20/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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## Beechwood Gardens, Rainham

### Offers In Excess Of £375,000

- THREE BEDROOM TERRACE HOUSE
- GOOD CONDITION THROUGHOUT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 100' REAR GARDEN (APPROX)
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC framed double glazed sliding door opening into porch, fitted carpet, second front entrance via hardwood door opening into:

### **Reception Room**

4.87m x 3.6m (16' 0" x 11' 10") (Into bay) Double glazed bay windows to front, radiator, feature victorian-style fireplace, hardwood flooring.

### **Lobby Area**

1.73m x 1.68m (5' 8" x 5' 6") Hardwood flooring, stairs to first floor.

### **Kitchen**

3.4m x 3.03m (11' 2" x 9' 11") 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 mixer tap, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash back, radiator, tiled flooring, uPVC framed double glazed door to rear opening to rear garden.



### **Bathroom**

1.68m x 1.62m (5' 6" x 5' 4") Obscure double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, part tiled walls, chrome hand towel radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder, fitted carpet.

### **Bedroom One**

4.91m (Into fitted wardrobes) x 3.0m (16' 1" x 9' 10") Double glazed windows to front, fitted wardrobes and over-bed units, radiator, fitted carpet.

### **Bedroom Two**

3.51m x 1.88m (11' 6" x 6' 2") Double glazed windows to rear, radiator, fitted single wardrobe and over-bed units, fitted carpet.

### **Bedroom Three**

2.93m x 1.83m (9' 7" x 6' 0") Double glazed windows to rear, radiator, fitted single wardrobe and over-bed units.

## **EXTERIOR**

### **Rear Garden**

Approximately 100' Immediate patio, remainder laid to lawn, timber shed to rear.

### **Front Exterior**

Imprinted concrete driveway giving off street parking for two cars.