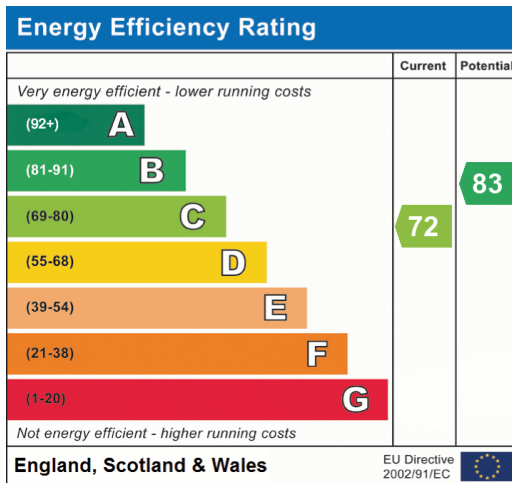


TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Melville Road, Rainham

Guide Price £525,000

- FIVE LARGE BEDROOM END OF TERRACE HOUSE
- EXTENDED TO REAR, SIDE & LOFT (WITH DORMER)
- PLANS FOR FURTHER EXTENSION APPROVED, PLANNING REF:P0077.20
- REFURBISHED THROUGHOUT TO AN EXCEPTIONAL STANDARD
- 26' RECEPTION ROOM WITH MODERN EXPOSED BRICK FIREPLACE
- GROUND FLOOR STUDY/ OFFICE & UTILITY ROOM





GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Opaque double glazed window to front, built-in storage cupboard with shelving, understairs storage cupboard housing gas and electricity meters and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

8.0m x 3.3m (26' 3" x 10' 10") > 2.64m (8' 8") Inset spotlights to ceiling, double glazed windows to front, feature exposed brick fireplace, laminate flooring.

Kitchen / Diiner (L-Shaped)

6.52m > 2.73m (21' 5" > 8' 11") x 4.74m > 2.2m (15' 7" > 7' 3") Spotlights to ceiling, double glazed windows to rear, a range of matching integrated handled wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, five ring gas hob, extractor hood, space for American style fridge freezer, two integrated ovens, integrated dishwasher, laminate splashbacks, radiator, laminate tiled flooring, uPVC framed door to rear opening to rear garden.

Study / Office

2.17m x 1.61m (7' 1" x 5' 3") Skylight lantern window to ceiling, spotlight bar to ceiling, laminate flooring.

Utility Room

2.79m x 2.16m (9' 2" x 7' 1") Lantern skylight window to ceiling, spotlight bar to ceiling, a range of integrated handled matching wall and base units, laminate work surface, inset sink and drainer with extendable mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, laminate flooring.



Ground Floor WC

2.22m x 1.10m (7' 3" x 3' 7") Inset spotlights to ceiling, opaque double glazed windows to rear, radiator, low-level flush WC, hand wash basin with tiled splash back, tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, opaque double glazed windows to side, laminate flooring, stairs to second floor.

Bedroom One

4.47m x 3.04m (14' 8" x 10' 0") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

3.51m x 2.95m (11' 6" x 9' 8") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.59m x 1.9m (8' 6" x 6' 3") Double glazed windows to front, radiator, laminate flooring.

Bathroom

1.95m x 1.85m (6' 5" x 6' 1") inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



SECOND FLOOR

Landing

Lantern skylight window to ceiling, laminate flooring.

Bedroom Four

4.65m x 3.04m (15' 3" x 10' 0") Inset spotlights to ceiling, two skylight windows to rear ceiling, storage in eaves, radiator, laminate flooring.

Bedroom Five

3.29m x 2.84m (10' 10" x 9' 4") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

Bathroom

1.8m x 1.88m (5' 11" x 2' 11") Inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin inset within drawer units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Mostly laid to lawn with flowerbed borders.

