

GROUND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Cardinal Way, Rainham

Guide Price £400,000

- THREE BEDROOMS TERRACED HOUSE
- 19' RECEPTION ROOM
- MODERN CONSERVATORY WITH UNDERFLOOR HEATING
- 17' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT (LIKE SOME OF THE NEIGHBOURS)
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- POPULAR CUL-DE-SAC IN SOUGHT AFTER NORTH SIDE OF RAINHAM
- OFF STREET PARKING
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via hardwood door opening into porch, tiled flooring, second front entrance via hardwood door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor, hardwood door opening into integral garage.

Kitchen

3.52m x 2.23m (11' 7" x 7' 4") Double glazed windows to front, a range of a matching wall and base units, laminate work surfaces, one and a half bowl inset Butler-style sink and drainer with mixer tap, Integrated oven, four ring gas hob, space for fridge, tiled splash backs, luxury vinyl flooring.

Reception Room

5.78m x 3.63m (19' 0" x 11' 11") Double glazed windows to rear, radiator, laminate flooring, sliding door to rear opening into:

Conservatory

3.2m x 2.97m (10' 6" x 9' 9") Double glazed windows throughout, uPVC framed double doors to side opening to rear garden, laminate flooring with underfloor heating.



Integral Garage

5.22m x 2.38m (17' 2" x 7' 10") Power, lighting and plumbing, metal up and over door to front, opaque double glazed window to side.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.6m x 2.37m (15' 1" x 7' 9") Double glazed windows to rear, radiator, built-in storage cupboard, laminate flooring.

Bedroom Two

3.64m x 2.96m (11' 11" x 9' 9") Double glazed windows to rear, fitted wardrobes, radiator, hardwood flooring.

Bedroom Three

2.73m x 2.61m (8' 11" x 8' 7") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bathroom

2.91m x 1.68m (9' 7" x 5' 6") Inset spotlights to ceiling, opaque double glazed windows to front, low level flush WC, hand wash basin corner bath, shower, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36' Immediate decking area followed by decorative pebbled and paved area, followed by raised decking area with large timber shed and greenhouse.

Front Exterior

Small laid to artificial grass front garden, remainder hard standing giving off street parking.