


TOTAL FLOOR AREA: 948 sq.ft. (88.1 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C		
(55 to 68)	D	56	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Greenacres Close, Rainham

£340,000

- THREE LARGE BEDROOMS
- WELL MAINTAINED & PRESENTED THROUGHOUT
- GARAGE IN BLOCK & OFF STREET PARKING FOR 3 CARS
- GROUND FLOOR WC
- UTILITY ROOM/ POTENTIAL OFFICE
- EASY ACCESS TO STATION, A13 & M25
- SECLUDED CUL-DE-SAC IN FAVOURED NORTH RAINHAM
- NO ONWARD CHAIN





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, tiled flooring.

Utility Room / Potential Study

2.13m x 1.61m (7' 0" x 5' 3") Double glazed windows to front, space and plumbing for washing machine, tiled walls, tiled flooring.

Ground Floor WC

Comprising low level flush WC, hand wash basin, tiled walls, tiled flooring.

Kitchen / Diner

5.18m x 3.47m (17' 0" x 11' 5") > 2.06m (6' 9") Spotlights to ceiling, double glazed windows to front, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, space for double cooker, extractor hood, large under stairs storage cupboard, electric storage heater, tiled splash backs, tiled flooring,

Reception Room

5.19m x 3.62m (17' 0" x 11' 11") Double glazed windows to rear, electric storage heater, feature fireplace, stairs to first flooring, uPVC framed double doors opening to rear garden, laminate flooring,



FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard housing boiler, fitted carpet.

Bedroom One

3.64m x 3.0m (11' 11" x 9' 10") Double glazed windows to rear, electric heater, fitted wardrobes, fitted carpet.

Bedroom Two

3.6m x 2.69m (11' 10" x 8' 10") Double glazed windows to front, electric heater, fitted wardrobes, laminate flooring.

Bedroom Three

3.63m > 2.92m (11' 11" > 9' 7") x 2.05m (6' 9") Double glazed windows to rear, electric heater, laminate flooring.

Bathroom

2.66m x 1.43m (8' 9" x 4' 8") Opaque double glazed windows to front, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30ft – Immediate decking area, remainder paved.

Front Exterior

Fully paved giving off street parking for two vehicles.

Garage in Block

Situated opposite property with further off street parking space for one vehicle.