


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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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Mygrove Gardens, Rainham

Guide Price £375,000

- GUIDE PRICE £375,000 - £400,000
- ORIGINAL THREE BEDROOM END OF TERRACE HOUSE
- CONVERTED INTO TWO BEDROOM & EASILY RECONVERTED
- 40' REAR GARDEN WITH 20' DETACHED GARAGE
- OFF STREET PARKING
- POTENTIAL TO EXTEND, LIKE SOME OF THE NEIGHBOURS (SUBJECT TO PLANNING)
- CUL-DE-SAC LOCATION IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; obscure double glazed windows to front, fitted carpet, second front entrance via hardwood door opening into:

Entrance Hall

Double glazed windows to front, radiator, fitted carpet, stairs to first floor.

Reception Room

4.86m (Into bay) x 4.08m (15' 11" x 13' 5") (Max) Double glazed bay windows to front, feature fireplace, understairs storage cupboard, radiator, fitted carpet.

Kitchen / Diner

5.01m x 2.87m (16' 5" x 9' 5") > 2.31m (7' 7") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, space for double cooker, space for fridge and freezer, laminate splashbacks, radiator, vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, obscure double glazed windows to side, fitted carpet.

Bedroom One

5.03m x 3.71m (16' 6" x 12' 2") (Into fitted wardrobes) Double glazed windows to front, radiator, fitted wardrobes and over-bed units, fitted drawer units, fitted carpet.

Bedroom Two

3.13m x 2.98m (10' 3" x 9' 9") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Shower Room

1.76m x 1.66m (5' 9" x 5' 5") Obscure double glazed windows to rear, low-level flush WC, corner hand wash basin set on base units, shower cubicle, chrome hand towel radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Approximately 40' Mostly paved, part laid to lawn, various bush and plant borders, access to front via metal gate and timber gate through shared walkway.

Detached Garage

6.12m x 2.87m (20' 1" x 9' 5"). Metal up and over door to rear, uPVC door to front, power and lighting, access via Mygrove Gardens.

Front Exterior

Paved giving off street parking.