



TOTAL APPROX. FLOOR AREA 1407 SQ.FT. (130.7 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
		63	82
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		55	78
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Cherry Tree Lane, Rainham

£400,000

- FOUR BEDROOMS
- SEMI-DETACHED HOUSE
- SINGLE REAR AND LOFT EXTENSIONS
- TWO RECEPTION ROOMS
- 20FT KITCHEN/DINER
- 1st FLOOR BATHROOM & 2nd FLOOR SHOWER ROOM
- GROUND FLOOR WC
- GATED OFF STREET PARKING TO REAR
- POPULAR CHERRY TREE LOCATION



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Double glazed window to side, radiator, under-stairs storage cupboard housing gas and electricity meter, tiled flooring, stairs to first floor.

Kitchen / Diner

6.28m x 6.28m (20' 7" x 20' 7") x 2.73m (8' 11") Double glazed windows to rear, radiator, range of matching wall and base units with integrated handles, laminate work surfaces, inset butler-style sink and drainer with chrome mixer tap, space for double cooker with four ringed gas hob, integrated fridge, space and plumbing for washing machine, tiled splash backs, tiled flooring, aluminium framed door to side opening to:

Rear Lobby Area

Opaque double glazed window to side, tiled flooring, uPVC framed door opening to side and rear garden.

Ground Floor WC

Comprising low level flush WC, double glazed window to side, tiled flooring.

Lounge

6.31m x 3.02m (20' 8" x 9' 11") Feature fireplace, radiator, uPVC framed French doors to rear opening to rear garden, tiled flooring.



Dining Room

4.24m x 3.48m (13' 11" x 11' 5") Double glazed windows to front, radiator, brick built feature fireplace, tiled flooring.

Landing

Double glazed windows to front and side, radiator, under-stairs storage space, two built in storage cupboards, fitted carpet, stairs to second floor.

Bedroom One

4.24m x 3.05m (13' 11" x 10' 0") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.47m x 3.36m (11' 5" x 11' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Opaque double glazed window to rear, low level flush WC, hand wash basin, panelled bath with shower attachment, hand towel radiator, tiled walls, tile effect laminate flooring.

SECOND FLOOR

Landing

Fitted carpet.

Shower Room

Comprising shower cubicle, hand wash basin, tiled walls, tiled flooring.

Bedroom Three

3.6m x 2.8m (11' 10" x 9' 2") Double glazed windows to rear, radiator, storage in eaves, fitted carpet.

Bedroom Four

3.62m x 2.5m (11' 11" x 8' 2") Double glazed windows to rear, radiator, storage in eaves, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60ft – Immediate raised patio area, two brick built sheds to side, hard standing pathway to side leading to front, hard standing driveway to rear for gated off street parking, remainder laid to lawn with various bush and plant borders.

Front Exterior

Mostly laid to lawn.