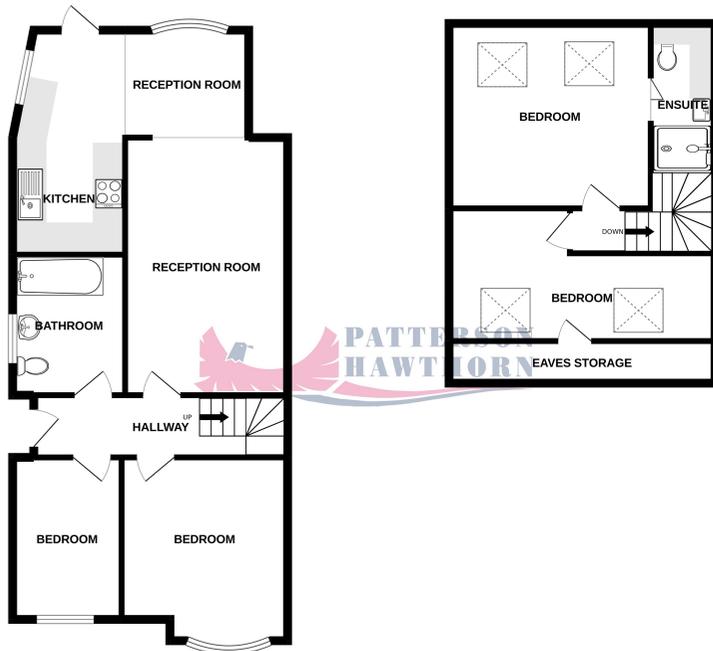


GROUND FLOOR
713 sq. ft. (66.2 sq.m.) approx.

1ST FLOOR
430 sq. ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 1143 sq. ft. (106.2 sq.m.) approx.
While 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 misstatement. 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			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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- GARAGE & OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
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- APPROX 1 MILE TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Side Entrance

Via uPVC door, opening into:

Entrance Hall

Radiator, laminate flooring, stairs to first floor.

Reception Room One

5.28m x 3.31m (17' 4" x 10' 10") > 2.89m (9' 6"). Feature gas fireplace, fitted carpet.

Reception Room Two

2.52m x 2.24m (8' 3" x 7' 4"). Double glazed bay windows to rear, radiator, fitted carpet.

Kitchen

4.6m x 2.29m (15' 1" x 7' 6") > 1.86m (6' 1"). Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for further appliance, integrated fridge, integrated freezer, tiled splash back, tiled flooring, uPVC framed door to rear opening to rear garden.

Bedroom Two

3.53m x 2.97m (11' 7" x 9' 9"). Double glazed windows to front, radiator, laminate flooring.



Bedroom Three

3.32m x 2.22m (10' 11" x 7' 3"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.96m x 1.89m (9' 9" x 6' 2"). opaque double glazed windows to side, panel bath, shower, low-level flush WC, hand wash basin inset within base units, radiator, tiled flooring.

FIRST FLOOR

Landing

Spotlights to ceiling, fitted carpet.

Bedroom One

4.11m x 3.79m (13' 6" x 12' 5"). Two skylight windows to rear ceiling with integral blinds, loft hatch to ceiling, radiator, fitted carpet, inset spotlights to ceiling.

Ensuite Shower Room

3.3m x 1.31m (10' 10" x 4' 4"). Spotlights to ceiling, low-level flush WC, hand wash basin inset within base units, shower cubicle, radiator, vinyl flooring.

Bedroom Four

5.19m x 2.72m (17' 0" x 8' 11") > 1.8m (5' 11"). Two skylight windows to front ceiling, eaves storage to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approx 72'. Immediate patio followed by laid to lawn area with flowerbed borders, garage with power & lighting, metal up and over door to front & timber door to rear. Further gated section to rear of garden with detached concrete outbuilding with power and lighting.

Front Exterior

Hard standing giving off street parking, shared driveway to side leading to garage.