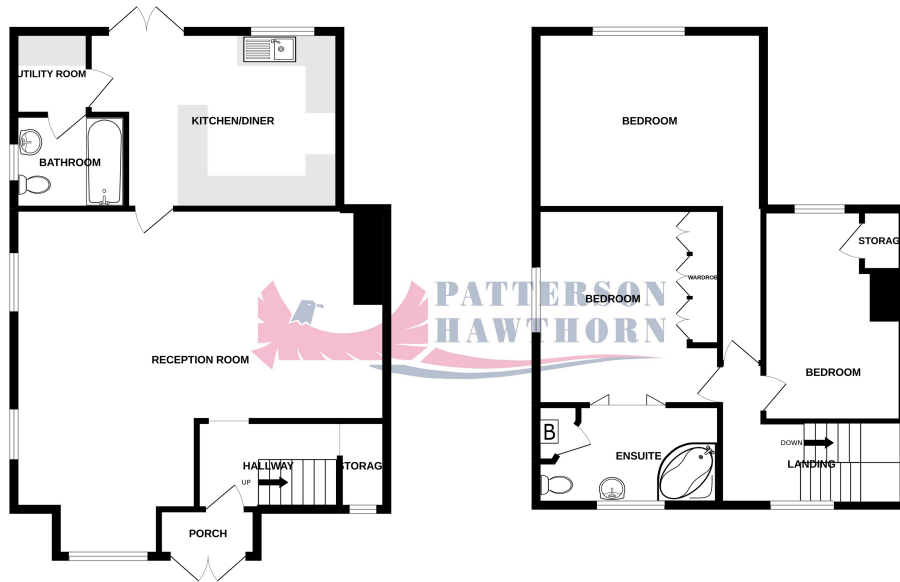


GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 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		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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Upminster Road South, Rainham

Guide Price £475,000

- THREE LARGE BEDROOMS SEMI DETACHED HOUSE
- DOUBLE STOREY REAR EXTENSION
- GROUND FLOOR BATHROOM & FIRST FLOOR ENSUITE BATHROOM
- OVER 90' REAR GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25
- APPROX 0.6 TO RAINHAM C2C STATION



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GROUND FLOOR

Front Entrance

Via double uPVC framed doors opening into porch, tiled flooring, second front entrance via hardwood door opening into:

Hallway

Under-stairs storage cupboard, double glazed window to front, cupboard housing fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

7.48m x 6.03m (24' 6" x 19' 9") > 4.27m 14' 0") Double glazed bay windows to front, double glazed windows to side, two radiators, laminate flooring.

Kitchen / Diner

5.05m > 4.28m (16' 7" > 14' 1") x 3.55m (11' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for large cooker, space and plumbing for American style fridge freezer, breakfast bar area, tiled flooring.

Utility Room

1.62m x 1.48m (5' 4" x 4' 10") Laminate work surface with space and plumbing for washing machine under space for tumble tumble dryer tiled flooring



Double Floor Bathroom

2.22m x 1.77m (7' 3" x 5' 10") Double glazed window to side, low level flush WC, hand wash basin inset within base units, panelled bath with shower attachment, hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Via split level stairs, double glazed window to front, fitted carpet.

Bedroom One

3.95m x 3.69m (13' 0" x 12' 1") Double glazed windows to side, radiator, fitted wardrobe with mirrored doors, laminate flooring.

Ensuite Bathroom

3.69m x 2.01m (12' 1" x 6' 7") Double glazed windows to front, low level flush WC, hand wash basin, corner Jacuzzi bath, built-in storage cupboard housing boiler, part tiled walls, tiled flooring.

Bedroom Two

4.56m x 3.58m (15' 0" x 11' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

4.23m x 2.8m (13' 11" x 9' 2") Spotlight bar to ceiling, double glazed windows to rear, radiator, built-in storage cupboard, laminate flooring.

EXTERIOR

Rear Garden

Approximately 96' Immediate decking area with raised pergola with corrugated metal roof, remainder laid to lawn with hard standing area to rear, access to front via timber gate.

Front Exterior

Double hard standing driveway giving off street parking for two cars, remainder laid to lawn with hard standing wrap-around path.

