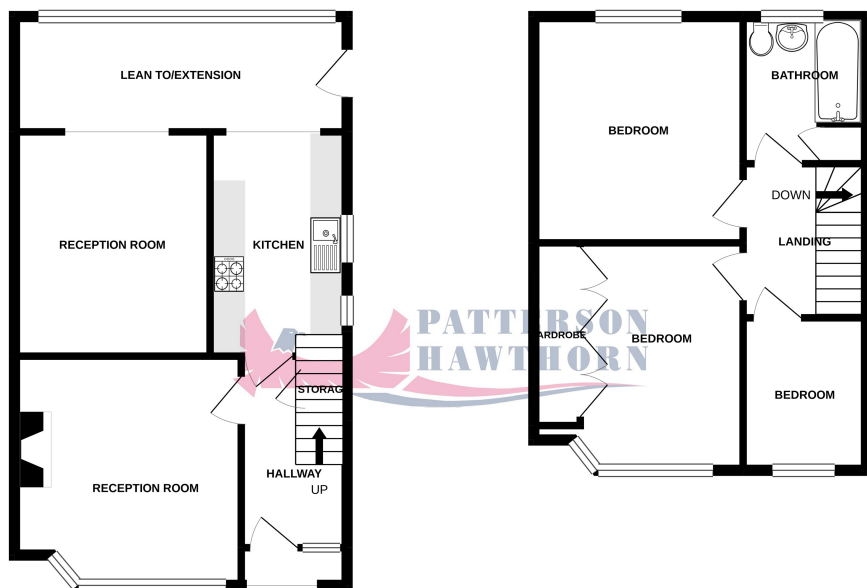


GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.2 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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## The Glen, Rainham

### £525,000

- THREE BEDROOMS DETACHED HOUSE
- IMMACULATELY MAINTAINED & PRESENTED
- TWO RECEPTION ROOMS PLUS LEAN TO/EXTENSION
- OVER FOUR METRE WIDE SIDE PLOT GIVING POTENTIAL TO EXTEND (STPP)
- DETACHED GARAGE & OFF STREET PARKING TO REAR
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.8 MILES TO RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door, opening into:

### **Hallway**

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

### **Reception Room One**

3.67m x 3.64m (12' 0" x 11' 11"). Double glazed windows to front, radiator, feature painted brick fireplace, fitted carpet.

### **Kitchen**

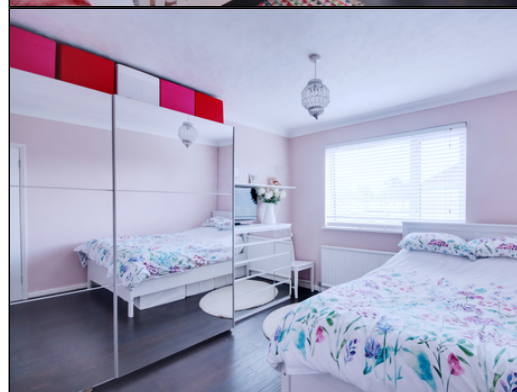
3.6m x 2.18m (11' 10" x 7' 2"). Spotlight bar to ceiling, double glazed windows to side, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ringed gas hob, extractor hood, two integrated ovens, integrated dishwasher, integrated washing machine, tiled splash backs, laminate flooring

### **Lean To/Extension**

5.34m x 1.85m (17' 6" x 6' 1"). Double glazed windows to rear, radiator, laminate flooring, uPVC framed door to side with metal security door opening to rear garden.

### **Reception Room Two**

3.57m x 3.15m (11' 9" x 10' 4"). Radiator, laminate flooring.



## **FIRST FLOOR**

### **Landing**

Opaque double glazed windows to side, fitted carpet.

### **Bedroom One**

3.94m x 3.34m (12' 11" x 10' 11") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes and storage units with spotlights, laminate flooring.

### **Bedroom Two**

3.63m x 3.36m (11' 11" x 11' 0"). Double glazed windows to rear, radiator, laminate flooring.

### **Bedroom Three**

2.43m x 2.02m (8' 0" x 6' 8"). Double glazed windows to front, radiator, laminate flooring.

### **Bathroom**

2.36m x 2m (7' 9" x 6' 7"). Spotlights to ceiling, opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, built-in storage cupboards, radiator, part tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 60'. Immediate side patio, remainder laid to lawn with bush and plant borders, paved driveway to rear with double timber gate for car access. Access to front via metal gate.

Side plot - Approximately 4.6 m wide.

### **Detached Garage**

Power & Lighting.

### **Front Garden**

Laid to lawn with hard standing path, bush and plant borders.