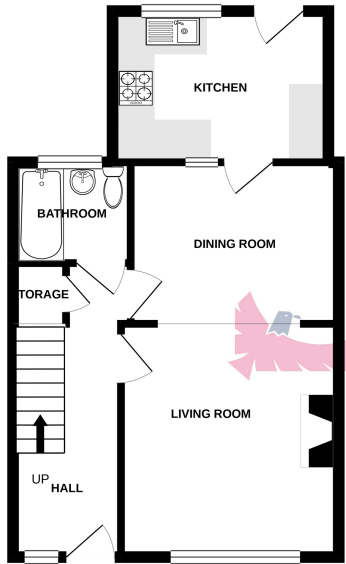
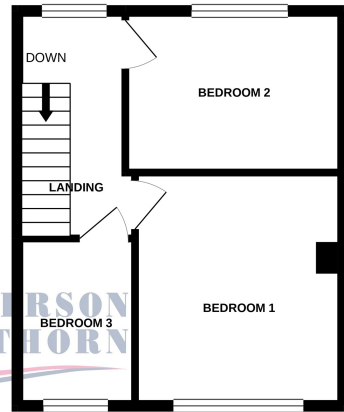


GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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 operation 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	63	64
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	64	64
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Beechwood Gardens, Rainham Offers In Excess Of £325,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- EXTENDED TO REAR
- APPROX 20FT DOUBLE RECEPTION ROOM
- GROUND FLOOR BATHROOM
- APPROX 90FT REAR GARDEN
- OFF STREET PARKING
- APPROX 0.8 MILES TO STATION



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Inset spotlights to ceiling, radiator, under-stairs storage cupboard, wood grain effect laminate flooring, stairs to first floor.

Lounge / Diner

6.23m x 3.21m (20' 5" x 10' 6") Double glazed windows to front, radiator to front and rear, wood grain effect laminate flooring, hardwood door opening into:

Kitchen

3.59m x 2.98m (11' 9" x 9' 9") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset butler style sink and drainer with chrome mixer tap, integrated oven, four ringed induction hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for free standing fridge freezer, breakfast bar area, radiator, tiled flooring, uPVC door to rear opening to rear garden.



Bathroom

1.78m x 1.55m (5' 10" x 5' 1") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base unit, roll top bath with shower attachment, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, double glazed windows to rear, fitted carpet.

Bedroom One

3.61m x 3.21m (11' 10" x 10' 6") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.37m x 2.51m (11' 1" x 8' 3") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.69m x 1.83m (8' 10" x 6' 0") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 90ft – Immediate raised hard standing area, timber shed to front and rear, vegetable patch to rear, hard standing area to rear, hard standing path to centre, remainder laid to lawn.

Front Exterior

Fully paved giving off street parking.