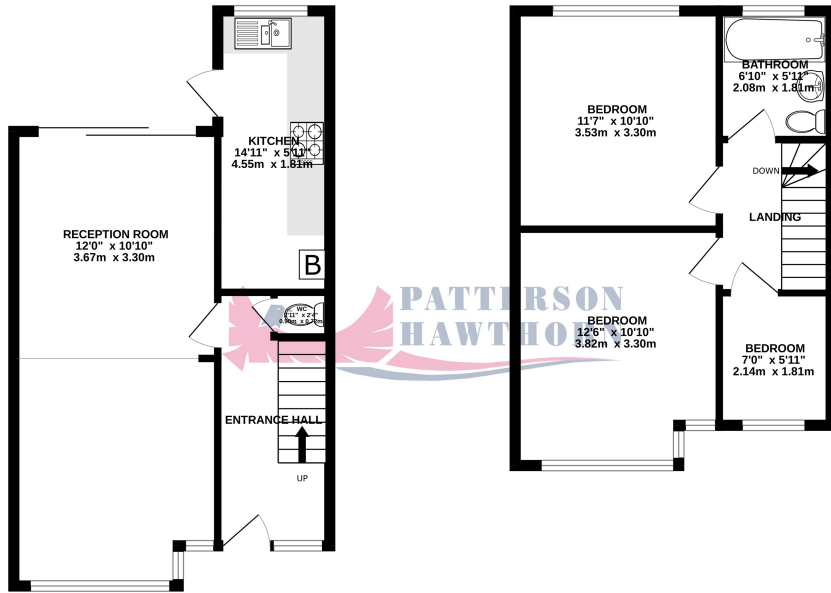


GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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.
Made with Metropix 7/2024



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Lake Avenue, Rainham

£450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- RE-FITTED KITCHEN
- GROUND FLOOR WC
- GARAGE & PARKING TO REAR
- SOUGHT AFTER ROAD IN FAVOURED NORTH RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Double glazed windows to front, radiator, under stairs storage cupboard housing metres and fuse box, stairs to first floor.

Reception Room

7.36m x 3.29m (24' 2" x 10' 10") Double glazed bay windows to front, uPVC framed double glazed sliding door to rear opening to rear garden, base-level radiators throughout, fitted carpet.

Kitchen

4.55m x 1.81m (14' 11" x 5' 11") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliance, space for fridge, boiler, tiled splashback, tiled flooring, double glazed windows and uPVC framed double glazed single door to rear opening to rear garden.

Ground Floor WC

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



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.53m x 3.3m (11' 7" x 10' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.84m x 3.3m (12' 7" x 10' 10") (Into fitted wardrobes) Double glazed bay windows to front, radiator, fitted wardrobes, fitted vanity unit, fitted carpet.

Bedroom Three

2.14m x 1.82m (7' 0" x 6' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.82m x 1.8m (6' 0" x 5' 11") Obscure double glazed window to rear, mobility bath with shower attachment, low level flush WC, hand wash basin, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 70' x 30' (Max) Immediate hard standing wrap-around patio, remainder mostly laid to lawn, double timber gates to rear opening into driveway, access to front via single timber gate.

Detached Garage

5.32m x 3.48m (17' 5" x 11' 5") Power and lighting, metal up and over door to front, single timber door to side.

Front Exterior

Laid to lawn front garden with hard standing pathway, brick wall surround with metal gate.