



**TOTAL FLOOR AREA: 1192 sq.ft. (110.8 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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## Mygrove Close, Rainham

**Guide Price £475,000**

- THREE BEDROOMS SEMI DETACHED CHALET BUNGLOW
- EXTENDED TO SIDE & LOFT WITH POTENTIAL TO FURTHER EXTEND STPP
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- 23' MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES & CONSERVATORY
- GROUND FLOOR MODERN WET ROOM & FIRST FLOOR SHOWER ROOM
- RARE OPPORTUNITY IN QUIET CUL-DE-SAC IN SOUGHT AFTER NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25
- OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door, opening into:

### **Entrance Hall**

Laminate flooring, stairs to first floor.

### **Bedroom One**

5.46m x 3.97m (17' 11" x 13' 0") > 2.75m (9' 0"). Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet, built in storage cupboard.

### **Reception Room**

4.92m x 3.04m (16' 2" x 10' 0"). Double glazed windows to front, feature gas fireplace with marble effect hearth and mantelpiece, radiator, laminate flooring.

### **Kitchen/Diner**

7.22m x 4.17m (23' 8" x 13' 8") > 3.05 (10' 0"). Double glazed windows to rear and side, inset spotlights to ceiling, a range of matching wall and base units, oak work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, tiled splash backs, two radiators, tiled flooring, hardwood framed bi-fold doors to rear opening into:

### **Conservatory**

4.66m x 2.05m (15' 3" x 6' 9"). Double glazed windows throughout, tiled flooring, uPVC framed single door to side opening to side and rear garden, uPVC framed double doors to rear opening to rear garden.



### **Large storage cupboard/ utility room**

1.45m x 1.02m (4' 9" x 3' 4").

### **Ground Floor Wet Room**

2.27m x 1.78m (7' 5" x 5' 10"). Opaque double glazed windows to rear, low-level flush WC, hand-wash basin inset within base units, mobility shower cubicle, tiled walls, porcelain tiled flooring.

## **FIRST FLOOR**

### **Landing**

Inset spotlights to ceiling, built-in storage cupboard housing boiler, double glazed windows to side, fitted carpet.

### **Bedroom Two**

3.67m x 3.07m (max) (12' 0" x 10' 1"). Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

4.03m x 2.77m (max) (13' 3" x 9' 1"). Skylight window to front ceiling with integrated blind, inset spotlights to ceiling, built-in storage cupboard, radiator, fitted carpet.

### **Shower Room**

2.47m x 1.53m (8' 1" x 5' 0"). Inset spot lights to ceiling, double glazed window to rear, low-level flush WC, hand wash basin, shower cubicle, chrome hand-towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 41'. Mostly laid to lawn with hard standing Wrap-around path, flower bed borders, timber shed.

### **Front Exterior**

Paved, giving off street parking.