

TOTAL FLOOR AREA: 1214 sq ft. (112.8 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. Made with Metrepx ©2021




## Palmerston Road, Rainham

£475,000

- FOUR BEDROOMS SEMI DETACHED HOUSE
- DOUBLE STOREY SIDE EXTENDED
- TWO RECEPTION ROOMS
- 16' MODERN KITCHEN & UTILITY ROOM
- GROUND FLOOR WC, FIRST FLOOR BATHROOM & SHOWER ROOM
- MULTI-VEHICLE OFF STREET PARKING
- QUIET CUL-DE-SAC IN FAVOURED NORTH RAINHAM
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25
- NO ONWARD CHAIN

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		82
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	60	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via UPVC door opening into:

### **Hallway**

Immediate storage cupboard to side, under-stairs storage cupboard housing gas and electricity smart meters and fuse box, radiator, fitted carpet, stairs to first floor.

### **Reception Room One**

4.19m x 3.15m (13' 9" x 10' 4") Double glazed windows to front, radiator, exposed brick gas fireplace, fitted carpet.

### **Reception Room Two**

3.77m x 3.4m (12' 4" x 11' 2") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Kitchen**

5.07m x 2.71m (16' 8" x 8' 11") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink and drainer with chrome mixer tap, integrated oven, integrated microwave, five ringed Induction hob, extractor hood, space and plumbing for dishwasher, granite splash backs, tiled flooring, uPVC framed double doors to rear opening to rear garden,

### **Utility Room (Irregular Shaped)**

3.44m x 2.45m (11' 3" x 8' 0") Inset spotlights to ceiling, granite work surfaces, over base units, space for freestanding fridge and freezer, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring, built-in storage cupboard.



## **Ground Floor WC**

Comprising inset spotlights to ceiling, low-level flush WC with integral hand wash basin, tiled splash back, opaque double glazed window to rear, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

3.41m x 3.41m (11' 2" x 11' 2") Double glazed windows to front, radiator, fitted wardrobes and drawer units, fitted carpet.

### **Bedroom Two**

3.78m x 2.99m (12' 5" x 9' 10") Double glazed windows to rear, radiator, fitted wardrobes, built in storage cupboard, fitted carpet.

### **Bedroom Three**

3.21m x 2.99m (10' 6" x 9' 10") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Four**

2.27m x 1.99m (7' 5" x 6' 6") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

1.96m x 1.7m (6' 5" x 5' 7") Opaque double glazed windows to rear, panelled bath, shower, low-level flush WC, hand wash basin, tiled walls, radiator, tile effect laminate flooring.

### **Shower Room**

1.6m x 1.53m (5' 3" x 5' 0") Comprising inset spotlights to ceiling, opaque double glazed window to rear, low level flush WC, hand wash basin, inset within base and drawer units, shower cubicle, radiator, tiled walls, hand towel radiator, tile effect laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 45ft - Immediate raised patio area, remainder laid to lawn, brick-built flowerbed border, timber shed to rear, access to garden via timber gate.

### **Front Exterior**

Mostly paved giving off street parking for multiple cars.