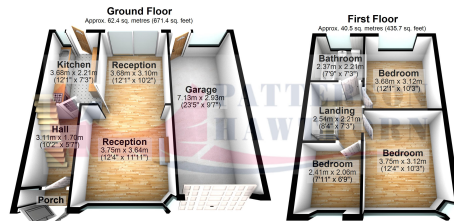


Total area: approx. 102.8 sq. metres (1107.1 sq. feet)



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The Glen, Rainham

£450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 23' ATTACHED GARAGE WITH HUGE POTENTIAL TO CONVERT
- 24' DOUBLE RECEPTION ROOM
- 75' WELL MAINTAINED REAR GARDEN
- ONE OF RAINHAM VILLAGE'S MOST SOUGHT AFTER ROADS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- OVERLOOKING THE GLEN OPEN SPACE/PLAY AREA
- APPROX 0.9 MILES TO RAINHAM C2C STATION
- EPC RATING E & COUNCIL TAX BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via double uPVC framed door opening into porch; second front entrance via aluminium framed door opening into:

Entrance Hall

Understairs storage cupboard housing metres and fuse box, radiator, fitted carpet, stairs to first floor.

Kitchen

3.68m x 2.21m (12' 1" x 7' 3"). Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, space and plumbing for washing machine, integrated fridge, integrated freezer, part tiled walls, laminate flooring, uPVC framed door to rear opening to rear garden.

Reception Room One

3.75m x 3.64m (12' 4" x 11' 11"). Double glazed bay windows to front, built-in storage units, fitted carpet.

Reception Room Two (Open Plan from Reception Room One)

3.68m x 3.1m (12' 1" x 10' 2"). Radiator, fitted carpet, double glazed sliding door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.75m x 3.12m (12' 4" x 10' 3"). Double glazed bay windows to front, radiator, fitted wardrobes and drawers, fitted carpet.

Bedroom Two

3.68m x 3.12m (12' 1" x 10' 3"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.41m x 2.06m (7' 11" x 6' 9"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.37m x 2.21m (7' 9" x 7' 3"). Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on base units, bath with shower attachment, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 75'. Part paved with fish pond, part laid to lawn, various bush and plant borders.

Attached Garage

7.13m x 2.93m (23' 5" x 9' 7"). Metal up and over door to front, obscure windows and hardwood door to rear.

Front Exterior

Paved with hardstanding driveway in front of garage giving off street parking.