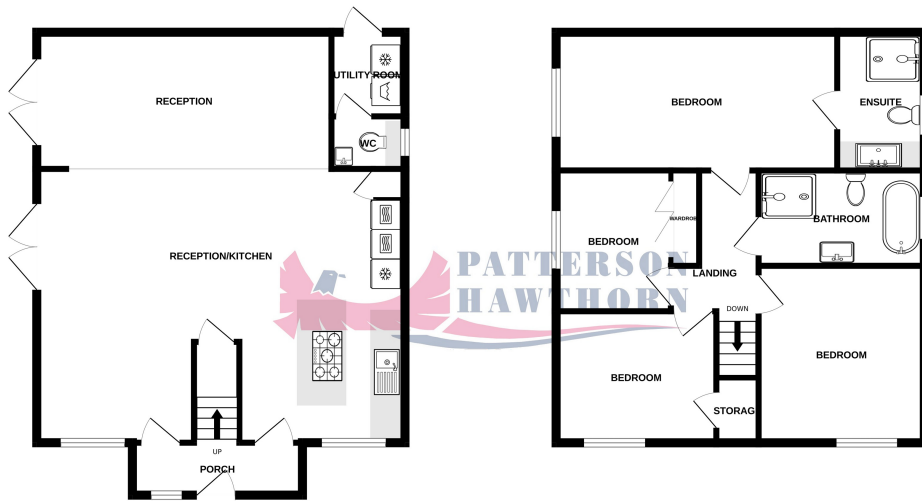



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.5 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 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Findon Gardens, Rainham

£650,000

- FOUR BEDROOMS DETACHED HOUSE
- DOUBLE STOREY REAR EXTENSION
- GATED OFF STREET PARKING FOR MULTIPLE VEHICLES
- DOUBLE DETACHED GARAGE (CONVERTED INTO MODERN OUTBUILDING)
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.5 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25
- NO ONWARD CHAIN





GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Small loft hatch to ceiling, modern spotlight bar to ceiling, double glazed window to front, radiator, laminate flooring, stairs to first floor.

Open Plan Double Reception Room

8.5m x 5.84m (27' 11" x 19' 2") Two gun metal grey vertical radiators to rear, additional radiator, built-in storage unit with laminate surface & a range of wall and base units, laminate flooring, under stairs storage cupboard, two sets of uPVC framed double doors to side opening to garden.

Kitchen

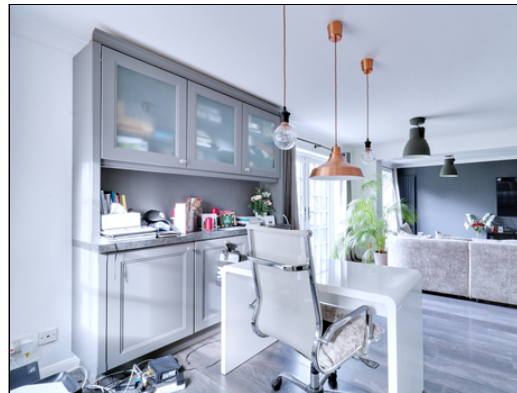
5.45m x 3.19m (17' 11" x 10' 6") Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate work surfaces, sink and drainer with extendable mixer tap, integrated dishwasher, integrated oven, integrated fridge, kitchen island with five burner gas hob and modern floating extractor hood, laminate work surface over a range of base and drawer units, laminate flooring.

Utility Room

1.67m x 1.46m (5' 6" x 4' 9") Inset spotlights to ceiling, gun metal grey radiator, space and plumbing for washing machine, space for fridge, laminate flooring, uPVC framed door to side opening to rear garden.

Ground Floor WC

1.48m x 0.94m (4' 10" x 3' 1") Inset spotlights to ceiling, opaque double glazed window to side, low level flush WC, hand wash basin, gun metal grey radiator, part tiled walls, tiled flooring.



FIRST FLOOR

Landing

Inset spotlights to ceiling, loft hatch to ceiling, gun metal grey radiator, fitted carpet.

Bedroom One

5.59m x 2.73m (18' 4" x 8' 11") Double glazed windows to side, fitted wardrobes, vertical gun metal grey radiator, laminate flooring.

Ensuite Shower Room

2.73m x 1.72m (8' 11" x 5' 8") Double glazed window to side, shower cubicle, low-level flush WC, double hand wash basin set on a tiled surface, metal grey hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

3.51m x 3.26m (11' 6" x 10' 8") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

3.18m x 2.6m (10' 5" x 8' 6") Double glazed windows to front, radiator, built in storage cupboard, laminate flooring.

Bedroom Four

2.84m x 2.78m (9' 4" x 9' 1") Into fitted wardrobe, double glazed windows to side, built-in storage cupboards/fitted wardrobes, radiator, laminate flooring.

Bathroom

3.26m x 1.84m (10' 8" x 6' 0") Inset spotlights to ceiling, double glazed window to side, freestanding roll top bath with shower attachment, low level flush WC, hand wash basin, shower cubicle, gun metal grey hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Side Garden

Approximately 40' x 32' Immediate patio, remainder laid to lawn, various flowerbed borders, small detached block shed with uPVC double doors.

Double Garage (Converted into an Outbuilding)

5.11 m x 4.56 m. High gloss laminate flooring, uPVC framed double glazed windows and doors, power and lighting.

Front Exterior

Mostly paved giving off street parking for multiple cars, electric double security gates to front.

