

TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

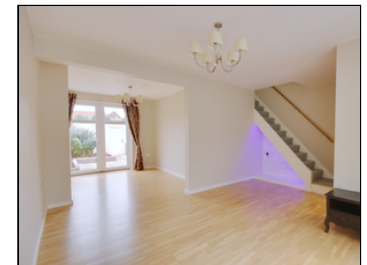
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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### Upminster Road South, Rainham

Guide Price £440,000

- THREE BEDROOMS END OF TERRACE HOUSE
- GUIDE PRICE £440,000- £450,000
- NO ONWARD CHAIN
- DOUBLE STOREY SIDE EXTENDED
- REFURBISHED & RE-WIRED THROUGHOUT & FINISHED TO AN EXCEPTIONAL STANDARD
- UPGRADED PLUMBING & BOILER RE-FITTED 2017
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.9 MILES TO RAINHAM C2C STATION



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	<b>A</b>		<b>90</b>
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>	<b>65</b>	
(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 composite door opening into porch, built in storage cupboards, porcelain tiled flooring.

### **Double Reception Room**

7.25m x 5.19m (23' 9" x 17' 0") > 2.85m (9' 4") Double glazed bay windows with integrated blinds to front, two radiators, under-stairs storage space with coloured LED lighting and three lock boxes, engineered oak flooring, uPVC framed double doors to rear opening to rear garden, stairs to first floor.

### **Kitchen**

3.31m x 2.25m (10' 10" x 7' 5") Inset spotlights to ceiling, a range of matching wall and base units, quartz galaxy stone work surfaces & splash backs, inset sink with mixer tap, integrated oven, four ringed induction hob, extractor hood, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, radiator, tiled flooring with underfloor heating, uPVC framed door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Inset spotlights to ceiling, loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, double glazed window with integrated blinds to side, over-stairs storage cupboard housing boiler, engineered oak flooring.



### **Bedroom One**

3.82m x 2.66m (12' 6" x 8' 9") Double glazed bay windows with integrated blinds to front, radiator, fitted wardrobes, engineered oak flooring.

### **Bedroom Two**

3.33m x 2.81m (10' 11" x 9' 3") Double glazed windows with integrated blinds to rear, radiator, engineered oak flooring.

### **Bedroom Three**

2.3m x 2.15m (7' 7" x 7' 1") Double glazed window with integrated blind to front, radiator, fitted wardrobe, hardwood flooring.

### **Bathroom**

2.29m x 1.68m (7' 6" x 5' 6") Inset spotlights to ceiling, opaque double glazed window to rear, low-level flush WC, rainfall shower cubicle, hand wash basin in set within drawer units, chrome hand towel radiator, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 25ft - Part paved, part laid to decorative pebbles, raised flowerbed border, brick-built barbecue/pizza oven, access to front via metal gate through shared walkway.

### **Detached Double Garage**

5.96m x 5.8m (19' 7" x 19' 0") Power and lighting, built-in storage units, electric roller door to rear, off street parking to rear.

### **Front Garden**

Mostly laid to decorative pebbles.

