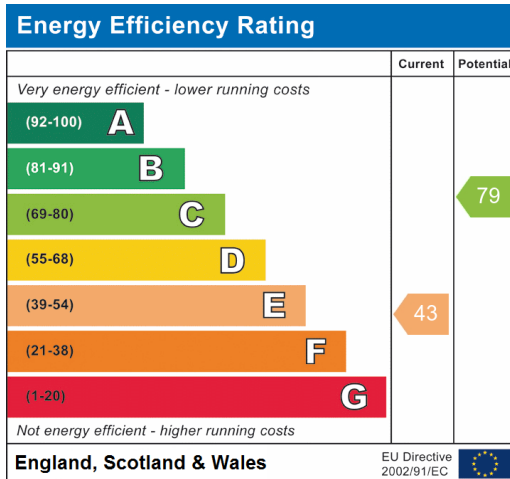


TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

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Arterial Avenue, Rainham

Guide Price £475,000

- THREE/FOUR BEDROOMS END OF TERRACE HOUSE
- SINGLE REAR EXTENSION & LOFT CONVERSION
- REFURBISHED THROUGHOUT
- FINISHED TO A HIGH SPECIFICATION
- 25' BAY-FRONTED DOUBLE RECEPTION ROOM
- 17' RE-FITTED & EXTENDED KITCHEN/DINER
- TWO SHOWER ROOMS
- 25' DETACHED OUTBUILDING





GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Entrance Hall

Opaque double glazed windows to front, boiler, under stairs storage cupboard, gun-metal grey radiator, a range of shoe storage units, laminate flooring, stairs to first floor.

Reception Room

7.65m (into bay) x 3.64m (25' 1" x 11' 11") > 3.3m (10' 10"). Double glazed bay windows to front, two gun-metal grey radiators, laminate flooring, hardwood framed door to rear opening into:

Kitchen/Diner (L-shaped)

5.29m x 4.76m (17' 4" x 15' 7") (max). Two spotlight bars to ceiling, opaque double glazed window to side, double glazed windows to rear, a range of integrated handled matching wall and base units, laminated work surfaces, black inset sink and drainer with extendable mixer tap, five ring gas hob, extractor hood, two integrated ovens, space for American style fridge freezer, space for further fridge freezer, tiled splashbacks, tiled flooring, space and plumbing for washing machine, space for tumble dryer, uPVC framed sliding door to rear opening to rear garden.

Ground Floor Shower Room

2.35m x 1.07m (7' 9" x 3' 6"). Opaque double glazed window to rear, low-level flush WC, hand wash basin inset within base units, rainfall shower cubicle, hand-towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Opaque double glazed window to side, gun-metal grey radiator, laminate flooring, stairs to second floor.



Bedroom One

3.1m (not including bay) x 3.31m (10' 2" x 10' 10"). Double glazed bay windows to front, radiator, laminate flooring.

Bedroom Two

3.57m x 3.16m (11' 9" x 10' 4"). Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.42m x 2.24m (7' 11" x 7' 4"). Double glazed windows to front, radiator, laminate flooring.

Shower Room

2.47m x 1.77m (8' 1" x 5' 10") (max). Opaque double glazed windows to rear, low-level flush WC, hand-wash basin inset within drawer units, rainfall shower cubicle, hand towel radiator, tiled walls, vinyl tiled flooring.

SECOND FLOOR

Landing

Skylight window to rear ceiling, laminate flooring.

Loft Room

5.22m > 4.23m > 3.2m (17' 2" > 13' 11" > 10' 6") x 3.15m (10' 4"). Inset spotlights to ceiling, two skylight windows with integrated blinds, storage in eaves, gun-metal grey radiator, laminate flooring.

EXTERIOR

Rear Garden

Approx. 55' (to front of outbuilding). Immediate hardstanding area, reminder laid to lawn, timber shed.

Detached Outbuilding (Unfinished)

7.73m x 4.49m (25' 4" x 14' 9"). Double glazed windows to front, uPVC framed double doors to front, uPVC single door to rear.

Front Exterior

Fully paved giving off street parking for two cars.

