



Upminster Road South, Rainham

Guide Price £375,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- EXTENDED TO SIDE & REAR
- DETACHED GARAGE & OFF STREET PARKING TO REAR
- GROUND FLOOR WC & UTILITY ROOM
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 1 MILE TO STATION





GROUND FLOOR

Front Entrance

Via hardwood door into:

Hallway

Radiator to side, under-stairs storage cupboard, hardwood flooring, stairs to first floor.

Lounge / Diner

6.85m x 5.48m (22' 6" x 18' 0") > 3.2m (10' 6") Double glazed bay window to front, three radiators, dining area with double glazed window to front, wood grain effect laminate flooring throughout.

L Shaped Kitchen

4.96m x 2.23m (16' 3" x 7' 4") x 5.1m > 2.16m (16' 9" > 7' 1") Inset spotlights to ceiling, double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, four ringed gas hob, extractor hood, integrated double oven, integrated fridge, integrated freezer, space and plumbing for dishwasher, tiled splash backs, radiator, tiled flooring, uPVC framed French doors opening to rear garden.

Utility Room

Tiled flooring.

Ground Floor WC

Opaque double glazed windows to rear, low level flush WC, laminate work surface, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, tiled splash backs, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, hardwood flooring.

Bedroom One

3.89m x 3.39m (12' 9" x 11' 1") into fitted wardrobes, double glazed bay window to front, radiator, fitted wardrobes, hardwood flooring.

Bedroom Two

3.57m x 2.91m (11' 9" x 9' 7") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, wood grain effect laminate flooring.

Bedroom Three

2.46m x 2.12m (8' 1" x 6' 11") Double glazed windows to front, radiator, built in storage cupboard, wood grain effect laminate flooring.

Bathroom

Opaque double glazed windows to rear, Jacuzzi bath, hand wash basin inset within base units, radiator, tiled walls, tiled flooring.

Separate WC

Opaque double glazed window to rear, low level flush WC, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 32ft x 22ft to side of garage, immediate paved area, paved pathway to centre leading to rear, timber shed, remainder laid to lawn, side access via timber gate.

Garage

4.86m x 3.06m (15' 11" x 10' 0") Power and lighting, electric up and over door, hard standing driveway in front of garage for off street parking.

Front Exterior

Fully paved.

