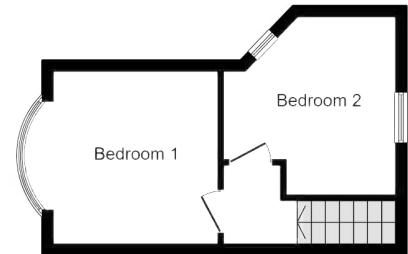




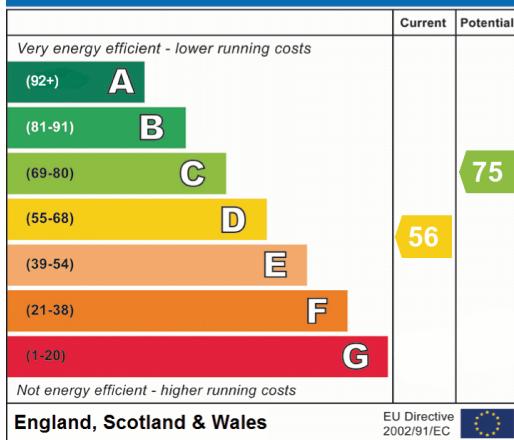
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### Energy Efficiency Rating



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#### Edmund Road, Rainham

Offers in Excess of £450,000

- THREE BEDROOM DETACHED HOUSE
- PREVIOUS PLANNING APPROVED FOR DOUBLE STOREY SIDE & REAR EXTENSION & LOFT CONVERSION
- TWO RECEPTION ROOMS
- 60' REAR GARDEN
- OFF STREET PARKING
- METAL SECURITY GATES TO FRONT ENTRANCE & GARDEN
- HUGE POTENTIAL TO MODERNISE/REFURBISH
- SOUGHT AFTER CHERRY TREE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





## GROUND FLOOR

### **Front (Side) Entrance**

Via metal security door and aluminium framed single door opening into:

### **Entrance Hall**

Under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room One**

3.36m (not including bay) x 3.16m (11' 0" x 10' 4"). Double glazed bay windows to front, radiator, fitted carpet.

### **Kitchen/Diner**

3.95m x 2.8m (13' 0" x 9' 2"). Kitchen area: a range of matching wall and base units, hardwood work surfaces, circular inset sink with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, tiled splashback, tiled flooring. Dining area: Breakfast bar area, laminate flooring, radiator.

### **Reception Room Two**

3.89m x 2.83m (12' 9" x 9' 3"). Double glazed windows to rear, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.



## **Ground Floor Bedroom**

3.4m x 2.31m (11' 2" x 7' 7"). Double glazed windows to front, radiator, fitted wardrobes and over bed units, fitted carpet.

## **Bathroom (located at stairs mid-point)**

2.31m x 1.8m (7' 7" x 5' 11"). Obscure double glazed windows to rear, panel bath with shower attachment, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

## FIRST FLOOR

### **Landing**

Double glazed window to side, fitted carpet.

### **Bedroom One**

3.92m (into bay) x 3.17m (12' 10" x 10' 5"). Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.28m x 3.17m (10' 9" x 10' 5"). Double glazed windows to front and rear, radiator, fitted carpet.

## EXTERIOR

### **Rear Garden**

Approximately 60'. Immediate wraparound hardstanding pathway, remainder laid to lawn, timber shed to front and rear, access to front via metal security gate and timber gate.

### **Front Exterior**

Part hardstanding, part laid to lawn, off street parking for one car.