



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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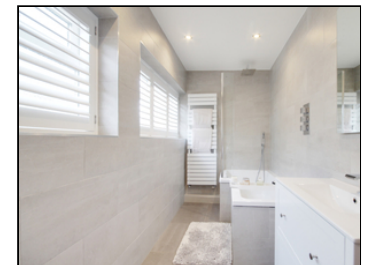
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		77
(55 to 68)	D	63	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Abbey Wood Lane, RAINHAM

Guide Price £260,000

- GUIDE PRICE £260,000 - £280,000
- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- RE-DESIGNED AND REFURBISHED THROUGHOUT
- EXTREMELY HIGH SPECIFICATION
- PRIVATE REAR GARDEN
- EXTENDED LEASE
- FAVOURED NORTH RAINHAM





GROUND FLOOR

Rear Garden

5.54m x 5.73m (18' 2" x 18' 10") Two timber sheds, mostly paved. timber gate. Rear garden accessed via electronic security gate.

Front Entrance

Via Double uPVC framed doors into storm porch: built-in storage cupboard, double glazed windows to side, tiled flooring. Second front door through to stairs up to

FIRST FLOOR

Landing

Inset spotlights to ceiling, radiator.

Lounge Diner/ Kitchen

3.8m x 6.11m (12' 6" x 20' 1") Inset spotlights to ceiling throughout, double glazed windows to front with integrated blinds, radiator, tiled flooring. Kitchen area: Range of matching wall & base units, granite work surfaces, inset butler sink with brushed chrome mixer tap, space & plumbing for washing machine, integrated oven, five ring gas hob, extractor hood, integrated dishwasher, breakfast bar area, tiled flooring



Bedroom One

2.93m x 3.92m (9' 7" x 12' 10") Inset spotlights to ceiling, double glazed windows with integrated blinds to rear, radiator, fitted carpet.

Bedroom Two

2.38m x 3.00m (7' 10" x 9' 10") Inset spotlights to ceiling, double glazed windows with integrated blinds to rear, radiator, fitted carpet.

Bathroom

1.47m x 3.77m (4' 10" x 12' 4") Opaque double glazed windows to side with integrated blinds, inset spotlights to ceiling, P-shaped paneled bath, rainfall shower, hand-wash basin with waterfall mixer tap inset within base units, low-level flush WC, radiator, tiled walls, tiled flooring.