


TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(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	

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Cardinal Way, Rainham

Offers in Excess of £500,000

- FOUR BEDROOMS DETACHED HOUSE
- THREE FLOORS, TWO RECEPTION ROOMS & CONSERVATORY
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- 16' SECOND FLOOR MASTER BEDROOM
- EASILY MAINTAINED REAR GARDEN LAID TO ARTIFICIAL GRASS & DECKING
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER QUIET CUL-DE-SAC IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25





GROUND FLOOR

Front / Side Entrance

Via uPVC door opening into:

Hallway

Laminate flooring, stairs to first floor.

Ground Floor WC

Opaque double glazed window to side, inset spotlights to ceiling, low-level flush WC , hand wash basin inset within base units, tile splash back, radiator, laminate flooring,

Reception Room One

4.9m x 3.59m (16' 1" x 11' 9") Inset spotlights to ceiling, double glazed windows to rear, two radiators, electric fireplace, laminate flooring, uPVC framed double doors opening into:

Conservatory

3.02m x 2.81m (9' 11" x 9' 3") Double glazed windows throughout, radiator, laminate flooring, uPVC framed door to one side, double uPVC framed doors to other side opening into rear garden.

Kitchen / Diner

5.2m x 3.18m (17' 1" x 10' 5") Two spotlight bars to ceiling, double glazed bay windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven and four ringed electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space and plumbing for American style fridge freezer, breakfast bar, tile splash backs, radiator, tile effect laminate flooring.



Reception Room Two

3.1m x 2.47m (10' 2" x 8' 1") Double glazed windows to front, radiator, fitted carpet, uPVC framed door to rear opening to rear garden.

FIRST FLOOR

Landing

Via split-level stairs, opaque double glazed windows to side, built in airing cupboard with radiator, fitted carpet, stairs to second floor.

Bedroom Two

3.72m x 2.56m (12' 2" x 8' 5") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

3.58m x 3.04m (11' 9" x 10' 0") Into fitted wardrobe, double glazed windows to rear, radiator, fitted wardrobe, laminate flooring.

Bedroom Four

3.6m x 1.76m (11' 10" x 5' 9") Double glazed windows to rear, built in storage cupboard, radiator, laminate flooring.

Bathroom

2.21m x 1.75m (7' 3" x 5' 9") Inset spotlights to ceiling, opaque double glazed windows to front, low level flush WC, hand wash basin inset within base units, P-shaped panelled bath, rainfall shower, chrome handtowel radiator, tiled walls, tiled flooring.



SECOND FLOOR

