


## Mygrove Gardens, Rainham

### £425,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EPC RATING C & COUNCIL TAX BAND D
- TWO RECEPTION ROOMS
- 13' x 8' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT
- GROUND FLOOR WC
- MODERN KITCHEN WITH APPLIANCES TO REMAIN
- OFF STREET PARKING
- END OF CUL-DE-SAC LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC framed double glazed single door opening into porch, double glazed windows to side, original parquet flooring, second front entrance via uPVC framed obscure double glazed single door opening into:

### **Entrance Hall**

Radiator, fitted carpet, stairs to first floor, access to accommodation.

### **Kitchen**

3.51m x 2.16m (11' 6" x 7' 1") (Max) Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, five ring gas hob, extractor hood, freestanding fridge freezer, washing machine, integrated double oven, laminate splashbacks, tiled flooring.

### **Reception Room One**

5.77m (Max) x 3.63m (18' 11" x 11' 11") Feature fireplace, radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

### **Reception Room Two**

3.15m x 2.79m (10' 4" x 9' 2") Obscure double glazed windows to side, radiator, fitted carpet.

### **Ground Floor WC**

1.44m x 0.83m (4' 9" x 2' 9") Low level flush WC, hand wash basin with tiled splashback, vinyl flooring.



## **Integral Garage**

4.16m x 2.46m (13' 8" x 8' 1") Obscure double glazed window to side, metal up and over door to front, gas and electricity metres, power and lighting, under stairs storage cupboard.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

3.64m x 2.94m (11' 11" x 9' 8") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

4.59m x 2.75m (15' 1" x 9' 0") Double glazed windows to rear, radiator, fitted wardrobes and over-bed units, built-in storage cupboard housing boiler, fitted carpet.

### **Bedroom Three**

2.74m x 2.6m (9' 0" x 8' 6") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bathroom**

1.97m x 1.66m (6' 6" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to front, low level flush WC, hand wash basin set on laminate surface over base units, panelled bath, shower, tiled walls, radiator, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 27' (Max) x 23' Immediate patio area, remainder laid to lawn, bush and plant borders, access to front via timber gate.

### **Front Exterior**

Paved giving off street parking in front of garage, feature raised brick flowerbeds, ramp wheelchair access to front.