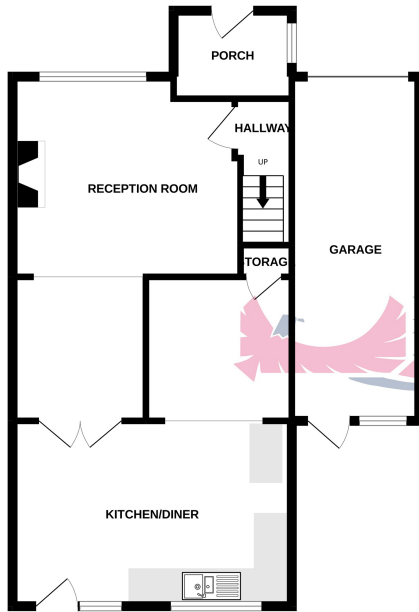
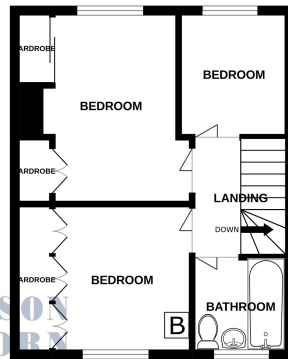


GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 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. Made with Metropix 1/2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Manstead Gardens, Rainham

Guide Price £400,000

- EXTENDED THREE BEDROOMS SEMI DETACHED HOUSE
- VERY RARE OPPORTUNITY
- QUIET CUL-DE-SAC IN SOUGHT AFTER LOCATION
- 22' DOUBLE RECEPTION ROOM & 20' EXTENDED KITCHEN/DINER
- 21' ATTACHED GARAGE WITH POWER & LIGHTING
- OFF STREET PARKING FOR TWO/THREE CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 1 MILE TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, opaque double glazed window to side, radiator, laminate flooring.

Hallway

Radiator, fitted carpet, stairs to first floor.

Reception Room

6.7m x 4.27m (22' 0" x 14' 0") > 2.6m (8' 6") Double glazed windows to front, feature electric fireplace, two radiators, laminate flooring, hardwood framed double doors to rear opening into:

Kitchen / Diner

6.38m > 3.39m (20' 11" > 11' 1") x 4.98m x 02.58m (16' 4" x 8' 6") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, breakfast bar area, tiled splash backs, tile effect laminate flooring, two radiators, under-stairs storage cupboard, uPVC framed door to rear opening to rear garden.



FIRST FLOOR

Landing

Opaque double glazed window to side, fitted carpet.

Bedroom One

3.83m x 3.06m (12' 7" x 10' 0") Into fitted wardrobe, double glazed windows to front, radiator, fitted wardrobes and storage units, fitted carpet.

Bedroom Two

3.3m x 2.73m (10' 10" x 8' 11") Double glazed windows to rear, radiator, fitted wardrobes and vanity unit, fitted carpet.

Bedroom Three

2.42m x 2.12m (7' 11" x 6' 11") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.77m x 1.77m (5' 10" x 5' 10") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower attachment, tiled walls, radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 27' x 26' Part paved and part laid to lawn with gravel slate borders, timber shed.

Attached Garage

6.4m x 2.32m (21' 0" x 7' 7") Power and lighting, metal up and over door to front, uPVC door and double glazed window to rear.

Front Exterior

Fully paved giving off street parking for two vehicles.