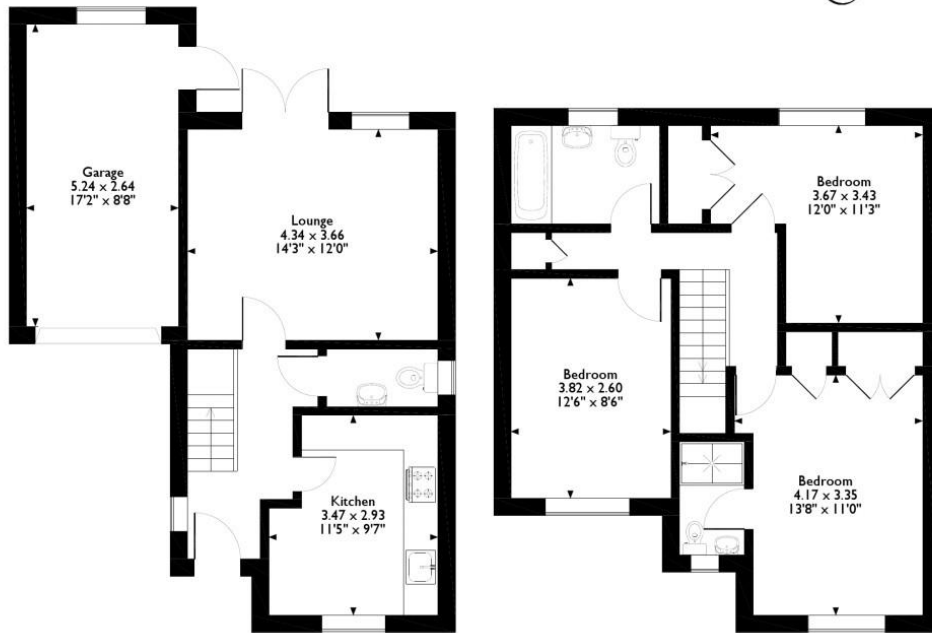


Mayfield Grove , Rainham



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(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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Mayfield Grove, Rainham

£500,000

- THREE DOUBLE BEDROOM END OF TERRACE HOUSE
- HIGHLY SOUGHT AFTER PROPERTY TYPE & LOCATION
- 17' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT (LIKE SOME OF THE NEIGHBOURS)
- GROUND FLOOR WC
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- ADDITIONAL FAMILY BATHROOM
- OFF STREET PARKING
- CUL-DE-SAC LOCATION IN FAVOURED NORTH SIDE OF RAINHAM
- EASY ACCESS TO STATION, A13 & M25



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Reception Room

4.34m x 3.66m (14' 3" x 12' 0") Double glazed windows to rear, two radiators, laminate flooring, uPVC framed French doors with integral blinds to rear opening to rear garden.

Ground Floor WC

1.94m x 0.99m (6' 4" x 3' 3") Obscure double glazed window to side, low level flush WC, hand wash basin with tiled splashback, radiator, tiled flooring.

Kitchen / Diner

3.49m x 2.94m (11' 5" x 9' 8") (Max) Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, base-level warm air heating, tiled splashbacks, tiled flooring.

FIRST FLOOR

Landing

Loft hatch with integral pull-down ladder to ceiling leading to boarded loft with lighting, built-in storage cupboard, radiator, fitted carpet.



Bedroom One

4.18m x 2.95m (13' 9" x 9' 8") Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

Ensuite Shower Room

1.97m x 1.28m (6' 6" x 4' 2") Obscure double glazed window to front, inset spotlights to ceiling, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

Bedroom Two

3.67m x 3.43m (12' 0" x 11' 3") (Max) Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Bedroom Three

3.82m x 2.59m (12' 6" x 8' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.58m x 1.73m (8' 6" x 5' 8") Inset spotlights to ceiling, obscure double glazed window to rear, low-level flush WC, hand wash basin set on laminate surface over a range of base units, panelled bath, shower, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 32' x 29' Part paved and part laid to lawn, access to front via timber gate.

Integral Garage

5.24m x 2.66m (17' 2" x 8' 9") Power and lighting, plumbing for washing machine, boiler, up and over door to front, uPVC door to rear.

Front Entrance

Small laid to lawn area to front, paved pathway to side, hardstanding driveway in front of garage giving off street parking.

