



Ingrebourn Road, Rainham

Guide Price £400,000

- TWO BEDROOM END OF TERRACE HOUSE
- SHOW HOME CONDITION THROUGHOUT
- 96' REAR GARDEN WITH PORCELAIN TILED PATIOS
- OFF STREET PARKING FOR UP TO 4 CARS
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX. 0.7 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed windows to side, inset spotlights to ceiling, radiator, laminate flooring, stairs to first floor, access to:

Reception Room

Double glazed windows to front, inset spotlights to ceiling, two radiators, laminate flooring, hardwood double doors to rear opening into kitchen/diner, access to:

Rear Lobby

Inset spotlights to ceiling, tiled flooring, understairs storage cupboard housing metres, fuse box and boiler, access to:

Ground Floor WC

1.31m x 0.88m (4' 4" x 2' 11") Obscure double glazed windows to side, corner hand wash basin with quartz tiled splashback, low level flush WC, tiled flooring.



Kitchen / Diner

Double glazed windows to rear, inset spotlights to ceiling, a range of integrated handled matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, integrated fridge, integrated freezer, laminate splashbacks, tiled flooring, uPVC framed double glazed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to insulated loft, inset spotlight to ceiling, double glazed window to side, fitted carpet.

Bedroom One

Double glazed windows to front, inset spotlights to ceiling, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

Double glazed windows to rear, inset spotlights to ceiling, radiator, fitted carpet.

Bathroom

Obscure double glazed windows to rear, inset spotlights to ceiling, P-shaped panelled bath with shower attachment, separate integral rainfall shower, low level flush WC, oval hand wash basin set on granite surface with mixer tap, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 96' Raised porcelain tiled patios front and rear, remainder laid to lawn with porcelain tiled pathway, side access to front via timber and metal gates.

Front Exterior

Fully paved giving off street parking for multiple cars.

