

Chafford Walk

Rainham

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Guide Price
£450,000
Freehold

- NO ONWARD CHAIN
- SITUATED ON THE FAVOURED UPMINSTER ROAD NORTH AREA OF RAINHAM
- CLOSE TO COUNTRY PARK
- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- APPROACHING 1,400 SQ.FT. OF LIVING ACCOMMODATION
- 16' LIVING ROOM WITH SEPARATE DINING AREA
- 10' CONSERVATORY
- 12' FITTED KITCHEN WITH 22' SEPARATE UTILITY ROOM LEADING TO A STUDY
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM/WC
- 42' APPROX. REAR GARDEN
- GARAGE IN A BLOCK
- COUNCIL TAX BAND: E









ENTRANCE VIA :
Entrance door to:

ENTRANCE HALL :
Tiled flooring, doors to accommodation.

GROUND FLOOR SHOWER ROOM/WC :
Obscure double glazed windows to front and flank. Suite comprising: inset shower cubicle with wall mounted shower, pedestal wash hand basin, low level wc, bidet. heated towel rail, tiled flooring, part complementary tiling to walls, smooth ceiling with cornice coving.

LIVING ROOM :
16'11 x 16'9.
Double glazed window to front, stairs to first floor, two radiators, feature fireplace, wood effect flooring, dado rail, smooth ceiling with cornice coving and inset spotlights. doors to further accommodation.

DINING ROOM :
12'5 x 8'5.
Radiator, wood effect flooring, dado rail, picture rail, smooth ceiling, opening to:



CONSERVATORY :
10' x 8'5.
Double glazed windows to rear and flank, double glazed French doors leading to garden, wood effect flooring.

KITCHEN :
12'5 x 8'2.
Double glazed window to rear, range of base level units and drawers with work surfaces over, inset sink drainer unit with mixer tap, integrated oven and hob with extractor hood over, space for further domestic appliances, range of matching eye level cupboards, tiled flooring, complementary tiled splash backs, smooth ceiling with inset spotlights, doorway to:

UTILITY ROOM :
22' x 5'11.
Double glazed window to rear, obscure double glazed windows to flank, double glazed door to flank leading to garden, range of base level units with work surfaces over, inset sink unit with mixer tap, radiator, tiled flooring, complementary tiled splash back, ceiling with cornice coving, doorway to:

STUDY :
9'11 x 5'11.

FIRST FLOOR LANDING :
Doors to accommodation.

BEDROOM ONE :
13'11 x 9'9.
Double glazed window to front, radiator, picture rail, ceiling with cornice coving.

BEDROOM TWO :
10'9 x 9'2.
Double glazed window to rear, radiator, ceiling with cornice coving.













BEDROOM THREE :
9'6 x 8'5.
Double glazed window to rear, radiator, ceiling with cornice coving.

BEDROOM FOUR :
10'7 max. x 6'10.
Double glazed window to front, storage cupboard, radiator, wood effect flooring, picture rail, ceiling with cornice coving.

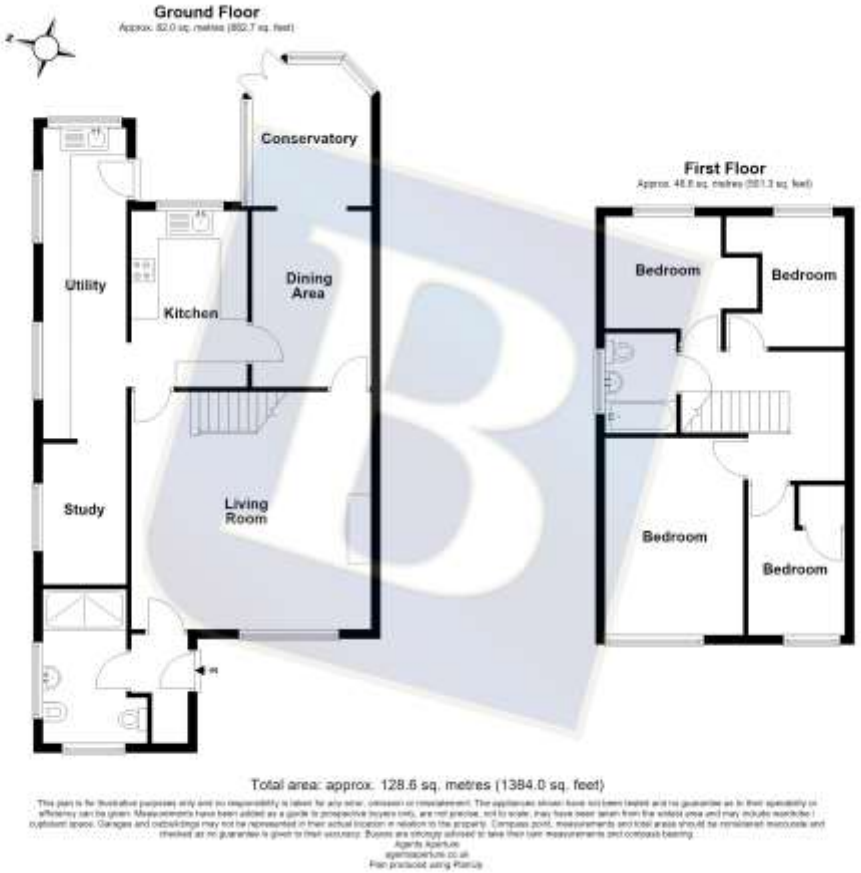
FAMILY BATHROOM/WC :
Obscure double glazed window to flank. Suite comprising: panelled bath, pedestal ash hand basin, low level wc. Complementary tiling to walls.

REAR GARDEN :
42' approx.
Commencing patio area, remainder laid to lawn, mature shrub borders, gated side access.

FRONT OF PROPERTY :
Wrought iron railings with gate, pathway to entrance, remainder laid to lawn, mature shrub border.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk//bip-docs?appuid=168205968698daff0a085e8041948533





Total area: approx. 128.6 sq. metres (1384.0 sq. feet)

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