

Deri Avenue

Rainham

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Rainham
£475,000
Freehold

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- SITUATED 0.7 MILES TO RAINHAM C2C STATION, PROVIDING EASY ACCESS TO LONDON LIVERPOOL STREET & 0.1 MILES TO THE HARRIS ACADEMY
- OPEN PLAN LOUNGE/DINER
- 15' FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM/WC
- 46' SOUTHERLY FACING REAR GARDEN WITH OUTBUILDING
- OFF STREET PARKING
- CLOSE TO BRADY PRIMARY SCHOOL & RAINHAM VILLAGE PRIMARY SCHOOL
- COUNCIL TAX BAND: D









ENTRANCE VIA :
Entrance door to:

PORCH :
Double glazed windows to front and sides, further door to:

LIVING ROOM :
17' x 16'4.
Double glazed half bay window to front, double glazed window to side, stairs to first floor, radiator, feature fireplace, wood effect flooring, mature media wall, smooth ceiling, open plan to:



DINING AREA :
9'11 x 8'5.
Radiator, wood effect flooring, smooth ceiling, opening to:

KITCHEN :
15'4 x 11111.
Double glazed windows to front and side, double glazed door to rear leading to garden, range of base level units and drawers with Quartz work surfaces over and matching upstands, inset sink unit with mixer tap, integrated Zanussi double oven and inset 5-ring gas hob with stainless steel extractor hood over, range of matching eye level cupboards, tiled flooring, smooth ceiling with inset spotlights, door to:

UTILITY ROOM :
7'7 x 6'4.
Obscure double glazed window to side, work surface with space for appliances under, eye level cupboard, wall mounted boiler, smooth ceiling, door to:

GROUND FLOOR SHOWER ROOM/WC :
Suite comprising: inset shower cubicle with rain style shower head over and separate hand shower attachment, pedestal wash hand basin with mixer tap, low level wc. Heated chrome towel rail, under stairs storage cupboard, tiled flooring, part complementary tiling to walls, smooth ceiling with inset spotlights.

FIRST FLOOR LANDING :
Double glazed window to side, doors to accommodation.

BEDROOM ONE :
14'3 x 10'5.
Double glazed half bay window to front, range of fitted wardrobes, radiator, wood effect flooring, smooth ceiling with inset spotlights.












SHARP

BEDROOM TWO :
12'8 x 10'1.
Double glazed window to rear, range of fitted wardrobes, radiator, wood effect flooring, smooth ceiling.

BEDROOM THREE :
8'5 x 8'.
Double glazed window to front, range of fitted wardrobes and drawers, radiator, wood effect flooring, smooth ceiling with cornice coving.

FAMILY BATHROOM/WC :
Obscure double glazed window to front. Suite comprising: panelled bath with glazed shower screen, mixer tap and wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, integrated wc with push flush. Heated towel rail, tiled flooring, part complementary tiling to walls, smooth ceiling extractor fan.

SOUTHERLY FACING LOW MAINTENANCE REAR GARDEN :
46'.
Commencing patio area with further patio areas to side and rear, remainder laid to artificial lawn, double gated side access.

OUTBUILDING :
Two double glazed windows to front, double glazed French doors to front, power and lighting connected, currently used for storage.

FRONT OF PROPERTY :
Brick paved providing off street parking, brick retaining wall, shared side access.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=5676760296a7f4acabbcb18047412686





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