

Ryder Gardens

Rainham

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Guide Price
£550,000 - £575,000
Freehold

- NO ONWARD CHAIN
- THREE BEDROOM EXTENDED END OF TERRACE FAMILY HOME
- BOASTING APPROX. 1,079 SQ.FT. OF LIVING ACCOMMODATION
- MODERN FITTED KITCHEN/DINER WITH BREAKFAST BAR & SEPARATE UTILITY ROOM
- GROUND FLOOR BATHROOM
- FIRST FLOOR FAMILY BATHROOM
- DOUBLE GLAZING THROUGHOUT
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- SOLAR PANELS TO ROOF
- 57’ WIDE REAR GARDEN WITH PATIO AREAS
- DETACHED TIMBER OUTBUILDING MEASURING 256 SQ.FT. HOUSING PRIVATE SAUNA
- EXCELLENT POTENTIAL FOR HOME OFFICE/GYM
- COUNCIL TAX BAND: D









ENTRANCE VIA :
Double glazed entrance door with matching glazed side panels leading to:

PORCH :
Tiled effect laminate flooring, door to:

ENTRANCE HALL :
Stairs to first floor with metal spindles, radiator, tiled effect laminate flooring, ceiling with cornice coving and inset spotlights, doors to accommodation.

LIVING ROOM :
24'7 x 12'2 max.
Double glazed bay window to front with fitted shutter blinds, double glazed French doors to rear leading to garden, modern vertical radiator, feature fireplace with inset electric fire, measure media wall with bespoke shelving and cupboards, tiled effect laminate flooring, ceiling with inset spotlights, double doors to:



KITCHEN/DINER :
18' x 10'5 max.
Double glazed windows to rear, obscure double glazed door to rear leading to garden, comprehensive range of high gloss base level units and drawers with stone effect work surfaces over and matching upstands, inset one and a half sink drainer unit with mixer tap, inset 5-ring gas hob with stainless steel extractor hood over, two integrated Neff ovens, integrated Neff dishwasher, wine cooler, integrated waste bins, range of matching eye level cupboards, breakfast bar, tiled flooring, ceiling with cornice coving and inset spotlights, opening to:

UTILITY ROOM :
8'4 x 5'1.
Double glazed window to side, work surface, space for American style fridge/freezer, washing machine and tumble dryer, additional storage cupboards, tiled flooring, ceiling with cornice coving and inset spotlights.

GROUND FLOOR SHOWER ROOM :
Obscure double glazed window. Suite comprising: walk-in shower cubicle with wall mounted shower, floating wash hand basin with mixer tap and drawers under, integrated wc with push flush. Tiled flooring, complementary tiling to walls, inset bottle niche, ceiling with inset spotlights, extractor fan.

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

BEDROOM ONE :
14'2 x 11'8.
Double glazed bay window to front with fitted shutters, fitted wardrobe, radiator, wood effect flooring.













BEDROOM TWO :
11'3 x 9'7.
Double glazed window to rear with fitted shutters, radiator, wood effect flooring, ceiling with inset spotlights.

BEDROOM THREE :
8'5 x 7'4.
Double glazed window to front with fitted shutters, wood effect flooring

FAMILY BATHROOM/WC :
Obscure double glazed window to rear. Suite comprising: panelled bath with glazed shower screen, mixer tap and separate hand shower attachment, wall mounted wash hand basin with mixer tap, low level wc with push lush. Tiled flooring, complementary tiling to walls, ceiling with inset spotlights.

REAR GARDEN :
57’ wide.
Commencing paved patio area, remainder mainly laid to lawn, established trees, mature shrubs and planting, additional paved seating area to rear, timber fencing to boundaries, access to outbuilding.

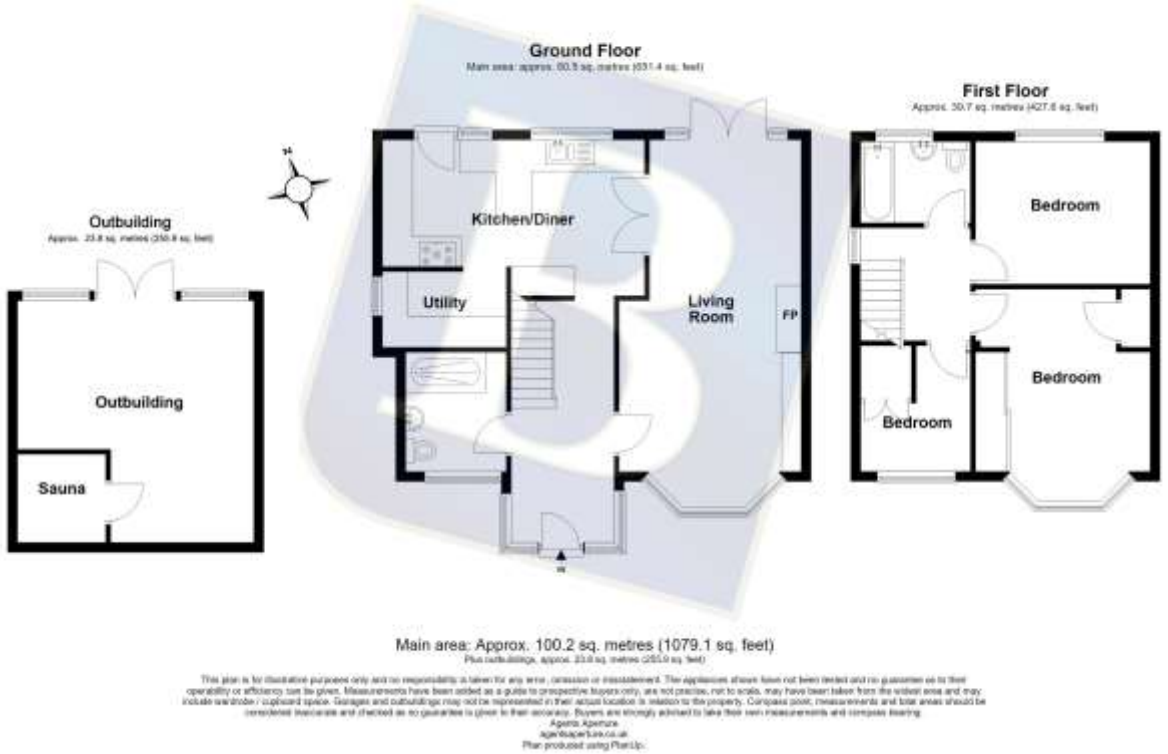
DETACHED TIMBER OUTBUILDING :
16'2 x 15'10 max.
Double entrance doors, additional windows, timber-clad walls and ceiling, timber flooring, electrical lighting and power points. Versatile accommodation suitable for a variety of uses including home office, gym, games room or recreational space, subject to any necessary consents.

PRIVATE SAUNA :
5'11 x 5'11.
Separate enclosed sauna room within the outbuilding feature timber-panelled walls and ceiling, tiered timber seating, sauna heater and wall mounted lighting.

FRONT OF PROPERTY :
Solar panels to roof.
Extensive block paved driveway providing off street parking for multiple vehicles, brick retaining wall, gated 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=2435380566adf70d8653135043241477





Main area: Approx. 100.2 sq. metres (1079.1 sq. feet)

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