



Arthur Road

Rainham, ME8 9BX

Offered for sale with no chain is the detached family style home. The accommodation includes open plan lounge and dining area, fitted kitchen, ground floor WC, four double bedrooms the master with ensuite and family bathroom. Externally there is a pretty 40' south facing garden, garage and driveway for three cars.

Under section 21 of the Estate Agents Act 1979 We are required to advise that the owner of this property is connected to or is employed by Noble Residential Limited.

£450,000

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Entrance Hall

Entrance door, coved ceiling, carpet, radiator with cover, stairs to first floor, cupboard.

Lounge

16'3 x 11'2 (4.95m x 3.40m)

Double glazed windows to front and side, coved ceiling, carpet, radiator, gas fire with surround, open plan to dining area.

Dining Area

9'3 x 8'10 (2.82m x 2.69m)

Double glazed French doors to rear, coved ceiling, laminate flooring, radiator, open plan to lounge.

Kitchen/Breakfast Room

14'10 x 10'5 (4.52m x 3.18m)

Double glazed window to rear, frosted double glazed door to side, Laminate flooring, wall and base units, part tiled walls, integrated washing machine and fridge freezer, plumbing for dishwasher, free standing range style cooker and extractor to remain. Boiler in cupboard, breakfast bar.

Ground Floor WC

Frosted double glazed window to side, low level WC, wash hand basin, tiled flooring, under stairs cupboard.

Landing

Frosted double glazed window to side, coved ceiling, loft access, airing cupboard.

Bedroom One

14'3 x 11'2 (4.34m x 3.40m)

Double glazed window to front, coved ceiling, carpet, radiator, fitted wardrobes.

Bedroom Two

10'5 x 8' (3.18m x 2.44m)

Double glazed window to rear, coved ceiling, laminate flooring, cupboard, radiator.

Bedroom Three

9'9 x 8'6 (2.97m x 2.59m)

Double glazed window to front, coved ceiling, carpet, radiator, built in wardrobes/storage.

Bedroom Four

9'2 x 8'11 (2.79m x 2.72m)

Double glazed window to rear, coved ceiling, carpet, radiator, cupboard.

Bathroom

Frosted double glazed window to rear, tiled flooring and walls, paneled bath, pedestal wash hand basin, low level WC, radiator.

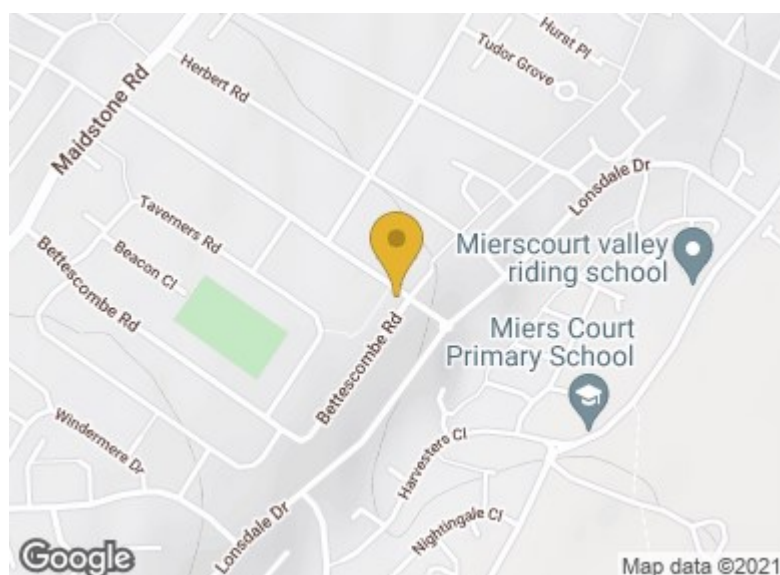
Garden

approx 40' (approx 12.19m)

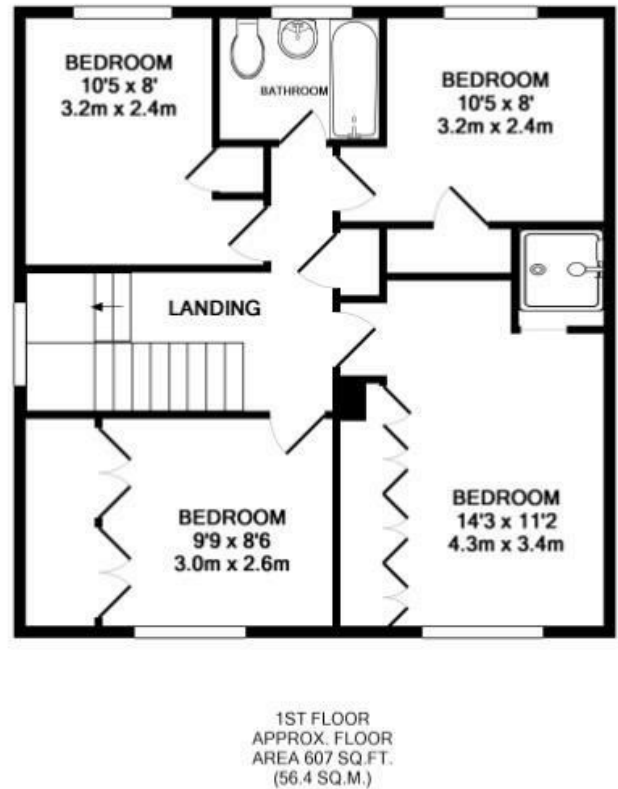
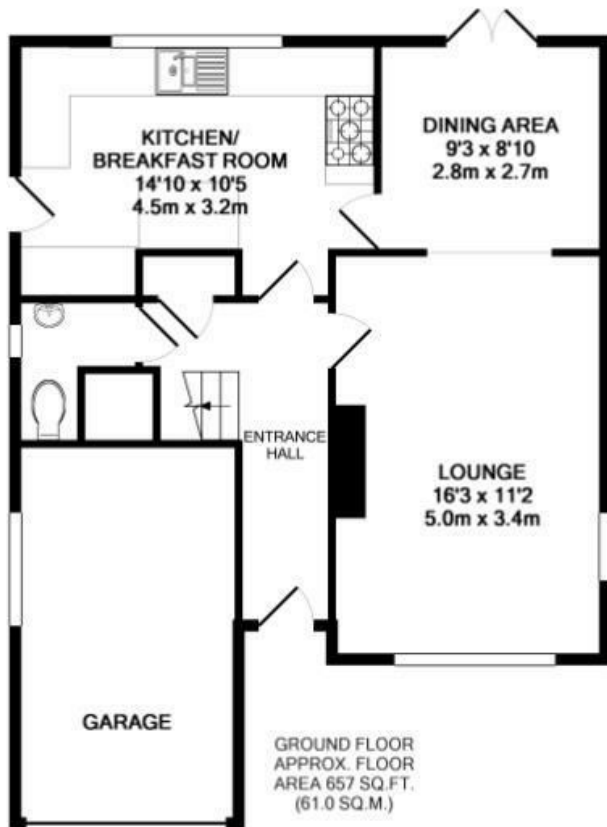
Side pedestrian access, decked area, brick built BBQ, shed, lawned area with surrounding flower beds.

Garage/Driveway

Integral garage with power and light. Driveway to front for three cars.







TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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