



Hood Road, Rainham, Essex, RM13 8AT

- Guide Price £375,000 to £400,000
 - 1.1 Miles To Rainham Station
 - Driveway For Two Cars
 - Three Bedrooms
 - Bathroom & Separate WC
 - Modern Kitchen/Breakfast Room
 - 48' Garden

Guide Price £375,000 - £400,000 - Council Tax - Band C - EPC - D

Hood Road

Rainham, RM13 8AT



Entrance Hall

8'8 x 3'8 (2.64m x 1.12m)

Entrance door, two frosted double glazed windows to front, tiled flooring, coved ceiling, stairs to first floor.

Reception Room

19'1 x 10'1 (5.82m x 3.07m)

Double glazed windows to front and to rear, two radiators, coved ceiling, carpet.

Kitchen/Breakfast Room

17'2 x 8'11 (5.23m x 2.72m)

Double glazed door and window to rear, tiled flooring, integrated fridge freezer, electric hob, oven, microwave, washing machine and dishwasher. boiler, wall and base units, part tiled walls, single drainer sink, part tiled walls.

Landing

Carpet, loft access.

Bedroom One

12'4 x 10'2 (3.76m x 3.10m)

Double glazed window to front, carpet, cupboard, radiator.

Bedroom Two

8'7 x 8'4 (2.62m x 2.54m)

Double glazed window to rear, carpet, radiator.

Bedroom Three

10'10 x 5'10 (3.30m x 1.78m)

Double glazed window to front, carpet, radiator, cupboard.

Bathroom

8'9 x 5'3 (2.67m x 1.60m)

Tiled walls, tiled flooring, panelled bath, hand wash basin, frosted double glazed window to rear, radiator.

Separate WC

4'7 x 3'3 (1.40m x 0.99m)

Low level WC, hand wash basin, frosted double glazed window to rear.

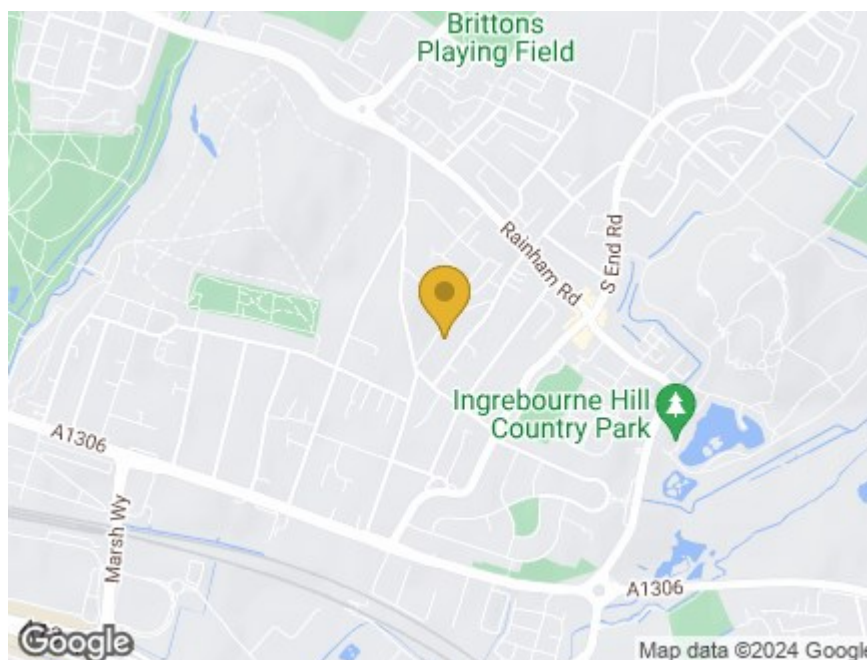
Garden

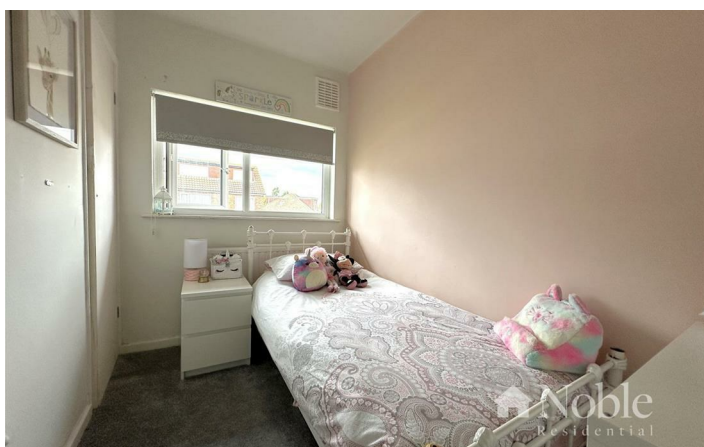
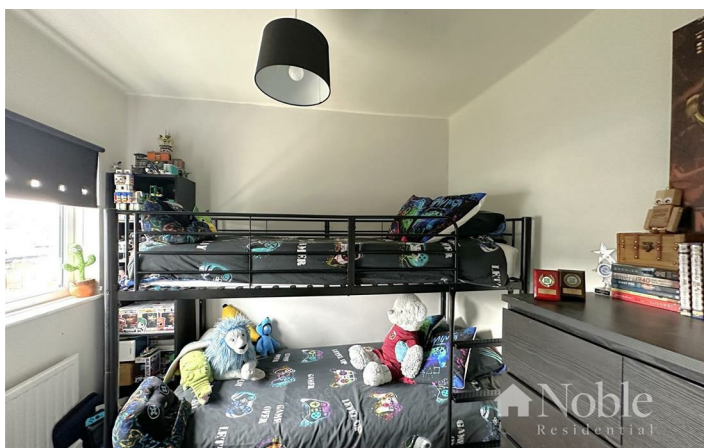
48' (14.63m)

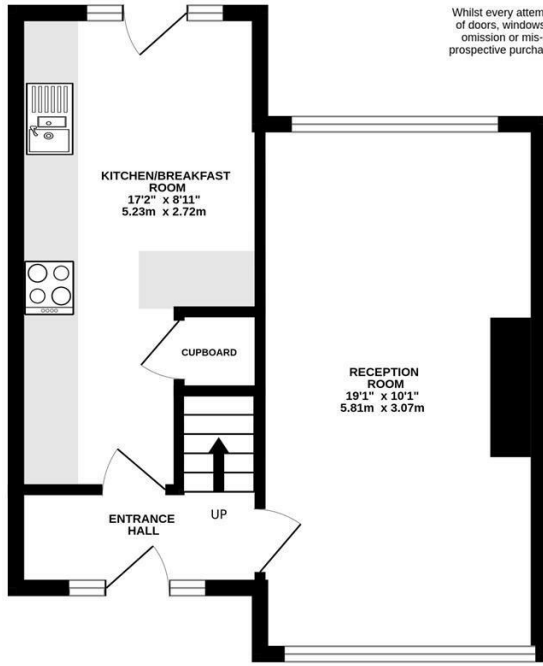
Patio area, lawn, shed.

Driveway

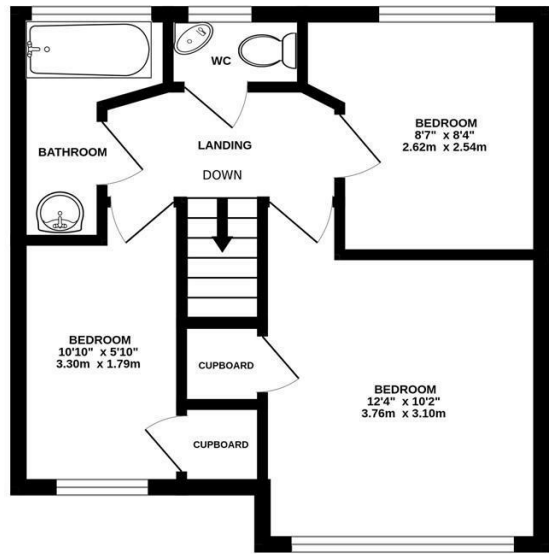
Driveway to front for two cars.







GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.

TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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