



3 Bedroom modern home located on the ever popular "Ratio" Redrow built development within close proximity of Slade Green parade, zone 6 station and transport links.

£450,000



  
**Hazell Holland**  
SALES & LETTINGS

61 Rainbow Road  
Slade Green  
Kent  
DA8 2BT



### Entrance Hall

Double glazed entrance door. Laminate wood floor. Radiator.

### Lounge

15'6 x 10'5 (4.72m x 3.18m)

Double glazed window to front. laminate wood floor. Double radiator.

### Lobby

Laminate wood floor. Under stairs storage cupboard.

### Ground Floor Cloakroom

6'2 x 4'4 (1.88m x 1.32m)

Extractor fan. Laminate wood floor. Radiator. Tiled splash backs. Low level w.c. Pedestal hand wash basin.

### Kitchen/Diner

14'8 x 9'8 (4.47m x 2.95m)

Double glazed window to rear. Double glazed french doors leading to garden. Laminate wood floor. Double radiator. Tiled splash backs. One half single drainer sink unit with mixer tap and a water softener. Range of wall and base units with built-in oven, hob, and extractor fan with integrated microwave, dish washer and washing machine.

### Landing

Carpet. Built-in airing cupboard. Access to loft.

### Bedroom One

12'7 x 11'8 (3.84m x 3.56m )

Double glazed window to front. Laminate wood floor. Radiator. Fitted wardrobe.

### Ensuite Shower Room

Tiled walls Tiled floor. Chrome heated towel rail. Low level w.c. Hand wash basin. Double shower cubicle.

### Bedroom Two

10'5 x 10'3 (3.18m x 3.12m)

Double glazed window to rear. Carpet. Double radiator.

### Bedroom Three

9'10 x 6'1 (3.00m x 1.85m )

Double glazed window to rear. Carpet. Double radiator.

### Family Bathroom

6'8 x 6'8 (2.03m x 2.03m )

Extractor fan. Tiled floor. Tiled walls. Chrome heated towel rail. Panel bath with mixer tap. Separate shower over bath with shower screen. Vanity hand wash basin. Low level w.c. Shaver point.

### Garden

60' (18.29m)

Paved patio area. Laid lawn. Outside tap. Shed. side access. Power point.

### Parking

We understand the property comes with two allocated parking spaces (To be confirmed by vendors solicitor)

### Service Charge

We understand a service charge of £200.00 per annum is payable (To be confirmed by vendors solicitor)





**\*\*Guide Price £425,000 - £450,000\*\*** Hazell Holland welcome this modern spacious home in the popular "Ratio" Redrow built development on Rainbow Road in Slade Green, this delightful terraced house offers a perfect blend of modern living and convenience. Built in 2012, the property spans an impressive 968 square feet, providing ample space for families or those seeking a comfortable home.

Upon entering, you are welcomed into a well-appointed reception room, ideal for relaxation or entertaining guests. The house boasts three generously sized bedrooms, ensuring plenty of room for family or guests. The master bedroom features an ensuite shower room, adding a touch of luxury and privacy to your living experience.

The property includes two bathrooms, making morning routines a breeze for busy households. The modern amenities extend to a water softener, enhancing your comfort and convenience and with solo panels to help keep those bills down. .

The outdoor space is equally impressive, with a 60-foot rear garden that offers a tranquil retreat for gardening enthusiasts or a safe play area for children. Additionally, the property provides parking for two cars, a valuable asset in this bustling area.

Situated close to local shops, Slade Green station, and reputable schools, this home is perfectly positioned for easy access to essential amenities and transport links. Whether you are a first-time buyer looking this property on Rainbow Road is a wonderful opportunity not to be missed.





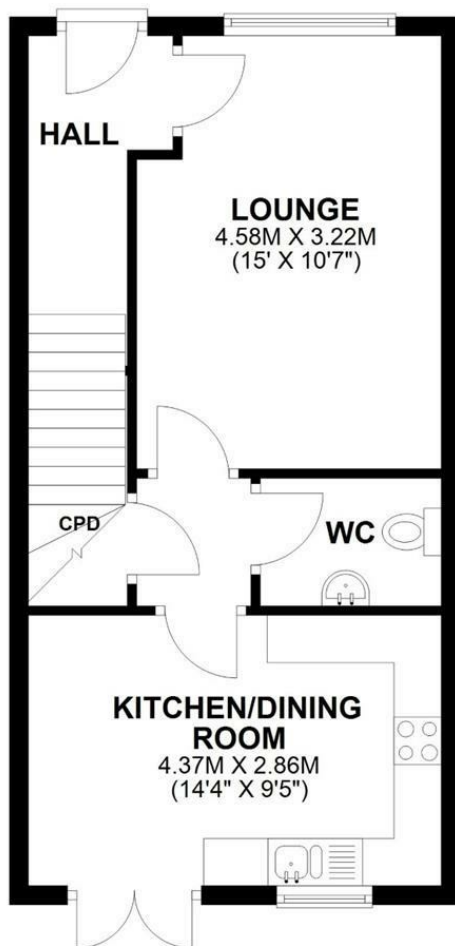






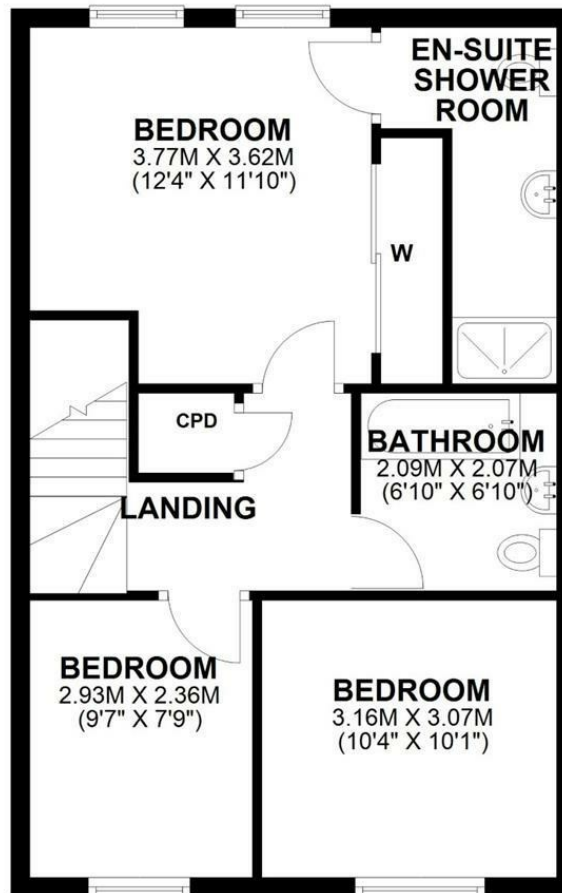
## GROUND FLOOR

APPROX. 39.3 SQ. METRES (422.9 SQ. FEET)

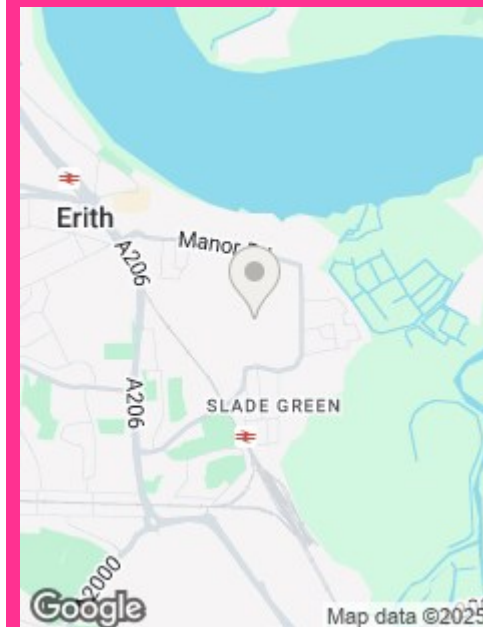


## FIRST FLOOR

APPROX. 50.7 SQ. METRES (545.5 SQ. FEET)



TOTAL AREA: APPROX. 90.0 SQ. METRES (968.4 SQ. FEET)



### CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

