

TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances listed have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Guide Price**  
**£475,000**



## Rainbow Road

### Erith

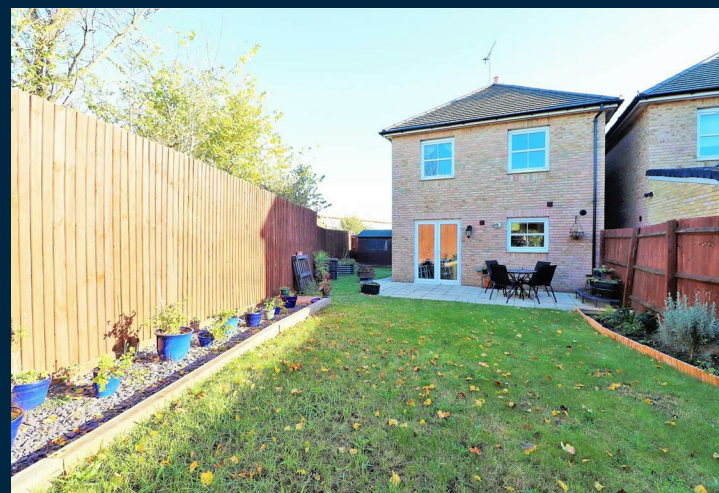
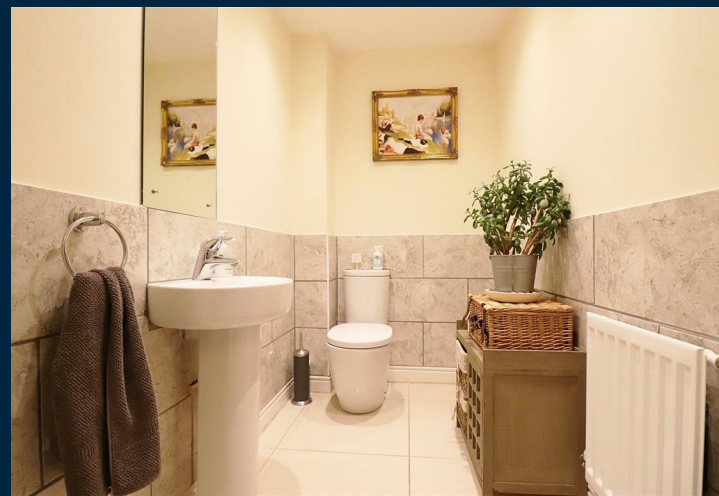
**GUIDE PRICE £475,000 - £500,000. If your looking for a home that tick all the boxes then look no further! Situated on this " Ratio " development which is in access to local shops, schools and Slade Green Railway station which is in zone 6 is this detached house that is on a larger than average plot.**

**On entering this residence there is a welcoming entrance hall that leads to all of the ground floor accommodation including an impressive 15ft lounge, a large 18ft fitted kitchen/diner that is ideal for dinner times while there is a ground floor w/c. To the first floor there are three well proportioned bedrooms with an en-suite shower room to the master bedroom and an additional family bathroom.**

**Externally there is a well maintained rear garden with a side garden that has space for an extension ( subject planning ) while there are two allocated parking bays to the front.**

**Other benefits include double glazing, gas central heating and solar panels.**

**This truly is a beautiful family home. Make that viewing today or risk losing out!**



- **Detached House**
- **Three Bedrooms**
- **Two Bathrooms**
- **Two Allocated Parking Spaces**
- **Ground Floor W/C**
- **18Ft Fitted Kitchen/Diner**
- **Rear And Side Gardens**
- **Larger Than Average Plot**
- **Solar Panels**
- **Gas Central Heating**

