



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

King Edward Avenue, Rainham

£525,000

- THREE BEDROOM DETACHED HOUSE
- GOOD CONDITION & IMMACULATEDLY PRESENTED
- 90' REAR GARDEN WITH MODERN OUTBUILDING
- 16' BAY FRONTED RECEPTION ROOM
- 17' KITCHEN/DINER
- 13' x 11' CONSERVATORY WITH ROOF GIVING SECOND RECEPTION
- GROUND FLOOR WC & FOUR PIECE FAMILY BATHROOM
- OFF STREET PARKING FOR THREE CARS
- EPC RATING D & COUNCIL TAX BAND E
- ONE OF RAINHAM'S MOST SOUGHT AFTER ROADS

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GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Entrance Hall

Obscure leaded double glazed windows to front, radiator, understairs storage cupboard housing gas & electricity metres and fuse box, space for tumble dryer, luxury vinyl flooring, stairs to first floor, access to accommodation.

Reception Room

4.88m (max) x 3.57m (16' 0" x 11' 9"). Leaded double glazed bay windows to front, feature gas fireplace with stone mantle piece & granite hearth, radiator, laminate flooring.

Kitchen/Diner

5.44m x 2.73m (17' 10" x 8' 11"). Inset spotlights to ceiling, leaded double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, circular sink and drainer with extendable mixer tap, space for Rangemaster cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splashbacks, vertical radiator, tiled flooring, uPVC framed double glazed sliding door to rear opening into:

Conservatory

4.17m x 3.57m (13' 8" x 11' 9"). Double glazed windows throughout, roof, radiator, tiled flooring, uPVC framed double glazed French doors to rear opening to rear garden.

Ground Floor WC

1.56m x 0.88m (5' 1" x 2' 11"). Inset spotlight to ceiling, obscure double glazed window to side, low-level flush WC, corner hand wash basin set on base unit, radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, leaded obscure double glazed windows to side, fitted carpet.

Bedroom One

3.82m x 3.01m (12' 6" x 9' 11"). Leaded double glazed bay windows to front, radiator, laminate flooring.

Bedroom Two

3.84m x 3.57m (12' 7" x 11' 9"). Leaded double glazed windows to rear, fitted wardrobes and drawer units, radiator, laminate flooring.

Bedroom Three

2.33m x 2.13m (7' 8" x 7' 0"). Leaded double glazed windows to front, radiator, fitted carpet.

Bathroom

2.75m x 1.77m (9' 0" x 5' 10"). Inset spotlights to ceiling, obscure leaded double glazed windows to rear, freestanding roll-top bath, low-level flush WC, shower cubicle, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 90'. Immediate patio with fencing and gate leading to laid to lawn area with flowerbed borders, raised decking area to rear, access to front via timber gate.

Detached Block Built Outbuilding

3.87m x 3.49m (12' 8" x 11' 5"). uPVC double glazed windows and door to front, power & lighting, hand wash basin with additional hot water tap set on laminate surface, laminate flooring, door opening into:



Storage Area

3.49m x 1.51m (11' 5" x 4' 11"). Double glazed window to front.



Front Exterior

Fully paved giving off street parking for three cars.