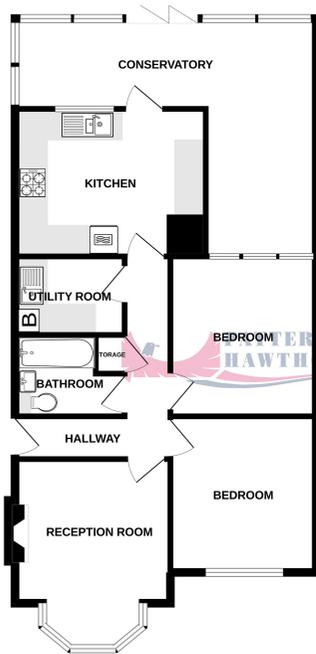


GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.
While 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, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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Eastwood Drive, Rainham

£450,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- RE-FITTED KITCHEN, UTILITY ROOM & BATHROOM
- UNOVERLOOKED FIELD VIEW TO REAR
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- WITHIN A MILE OF RAINHAM C2C STATION



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GROUND FLOOR

Side Entrance

Via composite door opening into:

Entrance Hall

Inset spotlights to ceiling, two radiators, built-in storage cupboards, laminate flooring.

Reception Room

4.0m x 3.35m (13' 1" x 11' 0") Into double glazed bay windows to front, radiator, feature fireplace, laminate flooring.

Bedroom One

3.3m x 3.06m (10' 10" x 10' 0") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

3.36m x 3.06m (11' 0" x 10' 0") Double glazed windows to rear, radiator, laminate flooring.

Bathroom

2.26m > 1.67m (7' 5" > 5' 6") x 1.79m (5' 10") Inset spotlights to ceiling, loft hatch to ceiling, opaque double glazed windows to side, tiled bath, rainfall shower, hand wash basin inset within base unit, low-level flush WC, chrome hand towel radiator, tiled walls, tiled flooring.



Utility Room

2.28m x 1.64m (7' 6" x 5' 5") Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surface, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, boiler, tiled splash backs, laminate flooring.

Kitchen

4.0m x 3.09m (13' 1" x 10' 2") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated oven, integrated dishwasher, vertical radiator, tiled splash backs, laminate flooring.



Conservatory (L-Shaped)

6.09m x 4.99m (20' 0" x 16' 4") Double glazed windows throughout with integrated blinds, laminate flooring, bi-folding uPVC framed doors to rear opening to rear garden.



EXTERIOR

Rear Garden

Approximately 50' Immediate raised composite decking area, remainder laid to lawn with raised patio to rear, paved pathway to side, access to front via timber gate.



Front Exterior

Fully paved giving off street parking.