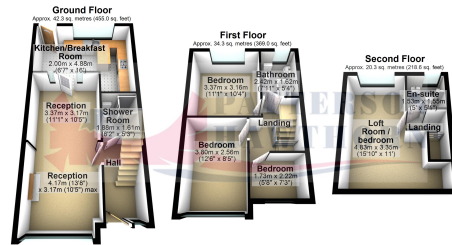



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Wilfred Avenue, Rainham

£475,000

- FOUR BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- SINGLE REAR & DORMER LOFT EXTENSIONS
- THREE FLOORS
- 23' DOUBLE RECEPTION ROOM
- EXTENDED, RE-FITTED CONTEMPORARY KITCHEN
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR FAMILY BATHROOM
- SECOND FLOOR SHOWER ROOM/WC



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Understairs storage cupboard, radiator, tiled flooring, stairs to first floor.

### **Reception Room**

7.15m x 3.17m (23' 5" x 10' 5") Inset spotlights to ceiling, double glazed bay windows to front, two radiators, fitted carpet, hardwood framed single door to rear opening into:

### **Kitchen / Diner**

4.44m x 4.11m (14' 7" x 13' 6") > 2.78m (9' 1") Inset spotlight to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset butler sink and drainer with black mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated microwave, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, breakfast bar area, space for American style fridge freezer, laminate splashbacks, tiled flooring, uPVC single door to rear opening to garden.

### **Ground Floor Shower Room**

1.89m x 1.63m (6' 2" x 5' 4") Inset spotlights to ceiling, low level flush WC, hand wash basin set on base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Fitted carpet, stairs to second floor.



### **Bedroom One**

3.38m x 3.15m (11' 1" x 10' 4") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

### **Bedroom Two**

3.8m x 2.59m (12' 6" x 8' 6") Inset spotlights to ceiling, double glazed bay windows to front, radiator, laminate flooring.

### **Bedroom Three**

2.23m x 1.74m (7' 4" x 5' 9") Inset spotlights to ceiling, double glazed windows to front, laminate flooring.

### **Bathroom**

2.15m x 1.63m (7' 1" x 5' 4") Inset spotlights to ceiling, obscure double glazed windows to rear, panelled bath, shower, low-level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

### **Landing**

Fitted carpet, access to bedroom and shower room.

### **Bedroom Four**

4.88m x 3.59m (16' 0" x 11' 9") > 2.51m (8' 3") Inset spotlights to ceiling, double glazed windows to rear, skylight window to front, radiator, laminate flooring.

### **Shower Room**

1.55m x 1.53m (5' 1" x 5' 0") Obscure double glazed windows to rear, inset spotlights to ceiling, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 75' Mostly paved and hardstanding with laid to lawn area to centre.

### **Front Exterior**

Fully paved giving off street parking.