


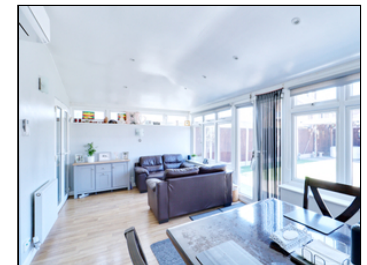
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Harlow Road, Rainham

£550,000

- STUNNING FOUR/FIVE BEDROOM TERRACED HOUSE
- BOASTING OVER 1,400 SQUARE FEET OVER THREE FLOORS
- DORMER LOFT EXTENSION
- 19' CONSERVATORY WITH INSULATED CEILING & ROOF
- 18' MAIN RECEPTION ROOM
- GROUND FLOOR POTENTIAL FIFTH BEDROOM/OFFICE
- MODERN KITCHEN WITH GRANITE WORK TOPS & INTEGRATED APPLIANCES
- AIR CONDITIONING & TRIPLE GLAZING



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Under stairs storage cupboards, radiator, laminate flooring, stairs to first floor.

Reception Room One

5.54m x 3.4m (18' 2" x 11' 2") Triple glazed bay windows to front, two radiators, fitted carpet, uPVC framed double glazed double doors with interior blinds to rear opening into:

Conservatory with insulated ceiling & roof

5.79m x 2.91m (19' 0" x 9' 7") Air-conditioning unit, Inset spotlights to ceiling, double glazed windows throughout, two radiators, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen / Diner

4.06m x 3.02m (13' 4" x 9' 11") Inset spotlights to ceiling, double glazed window to rear opening into reception room two, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap and waste disposal unit, space for double cooker, extractor hood, integrated dishwasher, space and plumbing for washing machine, granite splash backs, laminate flooring.

Office / Study / Potential Fifth Bedroom

2.35m x 2.19m (7' 9" x 7' 2") Triple glazed window to front, radiator, fitted carpet, built-in storage cupboards.

FIRST FLOOR

Landing

Stairs to second floor with under stairs storage cupboard, fitted carpet.



Bedroom Two

3.79m x 3.1m (12' 5" x 10' 2") Triple glazed windows to front, air-conditioning unit, fitted wardrobes, radiator, fitted carpet.

Bedroom Three

3.4m x 2.97m (11' 2" x 9' 9") Triple glazed windows to front, radiator, built-in storage cupboard, fitted wardrobes, fitted carpet.

Bedroom Four

2.52m x 2.43m (8' 3" x 8' 0") (Max) Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

Shower

2.46m (Max) x 1.66m (8' 1" x 5' 5") Obscure double glazed windows to rear, inset spotlights to ceiling, low-level flush WC, hand wash basin set on drawer unit, shower cubicle, chrome hand towel radiator, vinyl flooring.

SECOND FLOOR

Landing

Double glazed windows to rear, fitted carpet.

Bedroom One

5.05m (Max) x 4.11m (Max) (16' 7" x 13' 6") Double glazed windows to rear, air-conditioning unit, two skylight windows with blackout blinds to front ceiling, inset spotlights to ceiling, radiator, fitted wardrobes.

Four Piece Bathroom

2.29m x 2.29m (7' 6" x 7' 6") Inset spotlights to ceiling, obscure double glazed windows to rear, panelled bath with shower attachment, low-level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 35' Mostly laid to sandstone patio with artificial grass area, sheltered timber pergola to rear, timber shed to rear.

Front Exterior

Fully paved giving off street parking for three cars.

