


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(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	

Parsonage Road, Rainham

Guide Price £625,000

- GUIDE PRICE £625,000 - £650,000
- GREATLY EXTENDED THREE BEDROOM DETACHED CHALET BUNGALOW
- STUNNING HIGH SPEC. KITCHEN/DINER WITH QUARTZ WORKTOPS & LANTERN SKYLIGHT
- TWO ADDITIONAL RECEPTION ROOMS & STUDY
- GROUND FLOOR BATHROOM & FIRST FLOOR ENSUITE BATHROOM
- 15' x 13' INTEGRAL GARAGE WITH POTENTIAL TO CONVERT



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GROUND FLOOR

Side Entrance

Via uPVC doors opening into porch; tiled flooring, second front entrance via uPVC door opening into:

Entrance Hall

Immediate welcome Matt flooring, remainder fitted carpet, ceiling level storage cupboards above door housing electricity meter, fuse box, security alarm & CCTV hub.

Reception Room One

4.37m x 3.48m (14' 4" x 11' 5"). Double glazed bay windows to front, radiator, fitted carpet.

Reception Room Two / Dining Room

3.66m x 2.61m (12' 0" x 8' 7"). Double glazed windows to front, radiator, fitted carpet.

Kitchen / Diner

7.35m x 5.72m (24' 1" x 18' 9") (Max). Kitchen area: spotlights to ceiling, a range of matching wall and base units, quartz worksurface, four ring induction hob, extractor hood, integrated oven, space for American style fridge freezer, porcelain tiled flooring, radiator.

Dining area: Lantern skylight window (3m x 1.5m). Inset spotlights to ceiling, quartz worksurface with quartz splashback, one and a half bowl inset sink and drainer with mixer tap, a range of base units, space & plumbing for washing machine kitchen, Island with quartz worksurface over a range of base units, breakfast bar area, two radiators, porcelain tiled flooring, bi-folding doors to rear opening to rear garden.

Study

4.12m x 3.22m (13' 6" x 10' 7"). Under-stairs storage cupboard, additional storage cupboard housing boiler, porcelain tile feature wall, radiator, fitted carpet, stairs to first floor.



Bedroom Two

4.79m x 4.1m (15' 9" x 13' 5"). Power, lighting, laminate work surface, electric roller door to front, fire safety door to rear.

Bedroom Three

3.9m x 3.14m (12' 10" x 10' 4"). Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

3.14m x 3.01m (10' 4" x 9' 11"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.



Ground Floor Bathroom

2.31m x 1.74m (7' 7" x 5' 9"). Obscure double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Double glazed window to rear, fitted carpet.

Bedroom One

Double glazed windows to front and rear, two radiators, two walk-in wardrobes (both with access to boarded eaves), additional built-in storage cupboards, fitted carpet.



En-Suite Bathroom

2.27m (max) x 3.05m (7' 5" x 10' 0"). Obscure double glazed windows to rear, corner bath with shower attachment, low-level flush WC, hand wash basin set on base units, radiator with heated towel rail, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 32' (to front of brick shed). Immediate wraparound patio, remainder laid to artificial grass with raised brick bush borders, access to front via timber gate.

Detached Brick Shed/ Outbuilding

Approximately 15' in length. Power, lighting, laminate worksurface, obscure double glazed window and door to front.

Front Exterior

Fully paved giving off street parking for up to 5 cars.

