


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The Glen, Rainham

£450,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- THREE RECEPTIONS
- 20' RE-FITTED KITCHEN
- 65' WELL MAINTAINED REAR GARDEN
- 2026 NEW REAR WINDOWS
- 2017 NEW BOILER & RADIATORS
- OFF STREET PARKING & GARAGE
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX. 0.9 MILES TO RAINHAM C2C STATION



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FIRST FLOOR

Front Entrance

Via uPVC double glazed door opening into porch; double glazed windows to side and front, entrance mat flooring, second front entrance via hardwood door opening into:

Entrance Hall

Understairs storage cupboard housing electricity & gas metres and fuse box, radiator, laminate flooring, stairs to first floor, access to accommodation.

Reception Room One

3.62m x 3.54m (11' 11" x 11' 7") Double glazed bay window to front, radiator, feature fireplace, fitted carpet.

Reception Room Two

3.69m x 3.15m (12' 1" x 10' 4") Fitted carpet.

Reception Room Three

2.23m x 2.89m (7' 4" x 9' 6") Double glazed windows to rear, radiator, laminate flooring

Kitchen

6.15m x 2.31m (20' 2" x 7' 7") > 2.07m (6' 9") Double glazed windows and single door to rear opening to rear garden, a range of integrated handled matching wall and base units, granite effect laminate worksurfaces, inset sink with mixer tap, four ring gas hob, extractor hood, integrated oven, integrated microwave, space and plumbing for freestanding fridge freezer, laminate splashbacks, Karndean luxury vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built-in over-stairs storage cupboard, laminate flooring.

Bedroom One

3.77m x 3.34m (12' 4" x 10' 11") Double glazed windows to rear, radiator, fitted wardrobes and over-bed units, laminate flooring.

Bedroom Two

3.71m x 3.28m (12' 2" x 10' 9") Double glazed bay windows to front, radiator, built-in storage cupboards, laminate flooring.

Bedroom Three

2.65m x 2.44m (8' 8" x 8' 0") > 2.08m (6' 10") Double glazed windows to front, radiator, built-in storage cupboards, laminate flooring.



Shower Room

2.31m x 2.03m (7' 7" x 6' 8") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on base units with attached built-in drawer units, shower cubicle, hand towel radiator, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 65' Immediate patio, remainder laid to lawn with flowerbed borders, brick shed and garage to rear.

Front Exterior

Paved giving off street parking, raised brick flowerbed border, shared driveway to side leading to garage to rear.

