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Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		93
(81 to 91) B	85	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		94
(81 to 91) B	85	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Farm Road, Rainham
£450,000

- FOUR BEDROOM CHALET BUNGALOW
- NEW BUILD 2019
- HELP TO BUY AVAILABLE
- TWO BATHROOMS
- GROUND FLOOR WC
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD
- NO ONWARD CHAIN



GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Inset spotlights to ceiling, under-stairs storage cupboard, radiator, modern style wood grain effect flooring, stairs to first floor.

Utility Room

1.75m x 1.7m (5' 9" x 5' 7") Double glazed windows to front, tiled flooring, low level flush WC, hand wash basin, radiator, tiled flooring.

Study / Fourth Bedroom

2.61m x 2.0m (8' 7" x 6' 7") Opaque double glazed windows to side, radiator, fitted carpet.

Lounge

6.12m x 5.62m (20' 1" x 18' 5") Double glazed windows to rear, two radiators, modern wood grain effect flooring, French doors opening to rear garden.

Kitchen

3.5m x 2.66m (11' 6" x 8' 9") Double glazed windows to front, inset spotlights to ceiling, range of matching wall and base units with integrated handles, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, integrated oven, integrated dishwasher, integrated fridge and freezer, radiator, tiled flooring.



FIRST FLOOR

Landing

Inset spotlights to ceiling, fitted carpet.

Bedroom One

5.34m x 3.32m (17' 6" x 10' 11") Double glazed windows to rear, radiator, fitted carpet.

Ensuite Bathroom

Comprising shower, low level flush WC, hand wash basin, radiator, tiled splash backs, tiled flooring.

Bedroom Two

4.8m x 2.68m (15' 9" x 8' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.8m x 3.25m (12' 6" x 10' 8") x 3.33m (0' 11") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Opaque double glazed windows to front, inset spotlights to ceiling, panelled bath, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.



EXTERIOR

Rear Garden

Immediate patio area with access to front, remainder laid to lawn.

Front Exterior

Fully paved for off street parking.

