


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

South End Road, Rainham

£550,000

- GREATLY EXTENDED FOUR BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- DOUBLE STOREY SIDE & SINGLE REAR EXTENSIONS
- 19' X 16' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT
- BEDROOM ONE WITH DRESSING ROOM & ENSUITE SHOWER ROOM
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- IDEAL FAMILY HOME



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GROUND FLOOR

Front Entrance

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

Hallway

Obscure double glazed window to front, radiator. vinyl flooring, stairs to first floor.

Reception Room (L Shaped)

7.27m x 5.14m (23' 10" x 16' 10") (Max) Double glazed windows to front and rear, feature electric fireplace with marble effect hearth and mantelpiece, radiator to front and rear, fitted carpet, air conditioning unit, uPVC framed double doors to rear opening to rear garden.

Kitchen/Diner

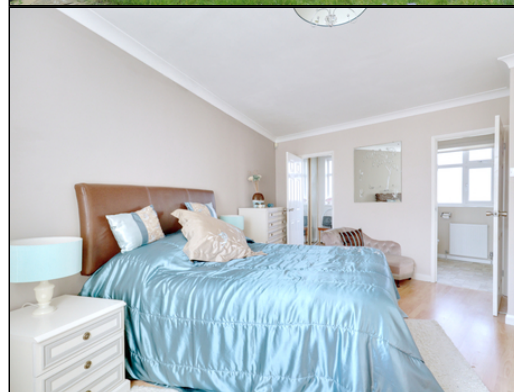
3.9m x 3.26m (12' 10" x 10' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for washing machine or dishwasher, space for fridge, tiled splash backs, radiator, tiled flooring.

Utility Room (Irregular Shaped)

4.39m x 3.83m (14' 5" x 12' 7") (Max) Double glazed window to rear, inset sink and drainer with mixer tap over a base unit, a range of drawer units, a range of eye-level wall units, laminate work surface over space and plumbing for washing machine, space for tumble dryer, radiator, vinyl flooring, uPVC door to rear opening to rear garden, hardwood door to front opening into integral garage.

Ground Floor WC

1.58m x 1.01m (5' 2" x 3' 4") Low level flush WC, hand wash basin over a range of base units with a tiled splash back, vinyl flooring.



Integral Garage (Irregular Shaped)

6.0m x 5.0m (19' 8" x 16' 5") (Max) Metal up and over door to front, power and lighting.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One (Irregular Shaped)

4.08m > 2.78m (13' 5" > 9' 1") x 4.4m (14' 5") (Max) Double glazed windows to front, radiator, laminate flooring.

Walk-in Wardrobe/Dressing Room

3.03m x 1.68m (9' 11" x 5' 6") (Max) Obscure double glazed windows to rear, radiator, laminate flooring, fitted wardrobes with sliding mirror doors.

Ensuite Shower Room

2.78m x 1.68m (9' 1" x 5' 6") (Max) Obscure double glazed windows to rear, radiator, low-level flush WC, hand wash basin with tiled splash back over base units, shower cubicle, chrome hand towel radiator, built-in storage cupboard with shelving, vinyl flooring.

Bedroom Two

4.01m x 3.22m (13' 2" x 10' 7") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.26m x 3.2m (10' 8" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

2.47m x 1.84m (8' 1" x 6' 0") Double glazed bay windows to front, radiator, fitted carpet.

Bathroom

2.78m x 1.66m (9' 1" x 5' 5") (Max) Obscure double glazed windows to rear, tiled bath, shower, low level flush WC, hand wash basin with tiled splash back over base units, chrome hand towel radiator, separate radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 55' x 50' Immediate patio, remainder laid to lawn with raised sandstone patio area to rear, bush and plant borders, timber shed.

Front Exterior

Laid to imprinted concrete giving off street parking for two cars.