


### Fairview Avenue, Rainham

£450,000

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- 85' REAR GARDEN (APPROX)
- HUGE POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- GARAGE & OFF STREET PARKING
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, M25 & A13
- EPC RATING D & COUNCIL TAX BAND D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Side Entrance**

Via double uPVC framed double glazed doors opening into porch; fitted carpet, second front entrance via uPVC obscure double glazed double doors opening into:

### **Entrance Hall**

Built-in storage cupboard housing water tank, radiator, fitted carpet.

### **Reception Room**

5.79m x 3.01m (19' 0" x 9' 11"). Double glazed windows to front and side, feature gas fireplace, two radiators, fitted carpet, uPVC framed obscure double glazed single door to side opening to side exterior.

### **Kitchen / Diner**

4.55m x 2.6m (14' 11" x 8' 6"). Double glazed windows to front and side, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, built-in base-level storage space, hatch opening into reception room, radiator, part tiled walls, tile effect vinyl flooring.



### **Bedroom One**

4.78m x 2.89m (15' 8" x 9' 6"). Double glazed windows to rear and side, radiator, fitted carpet.

### **Bedroom Two**

3.06m x 2.75m (10' 0" x 9' 0"). Double glazed windows to rear, radiator, fitted wardrobes, drawers and over-bed units, fitted carpet.

### **Bathroom**

1.88m x 1.7m (6' 2" x 5' 7"). Double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 85'. Part paved and part laid to lawn, detached summer house with uPVC double glazed windows and doors.

### **Detached Garage**

4.9m x 2.56m (16' 1" x 8' 5") Metal up and over door to front, single door to side, power and lighting.

### **Front Exterior**

Paved with feature bush centrepiece, access to garage to side, off street parking.