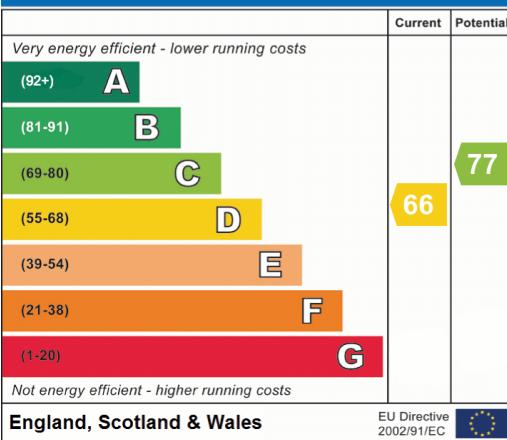


Energy Efficiency Rating



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Abbey Wood Lane, Rainham

£650,000

- GREATLY EXTENDED FOUR BEDROOM DETACHED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- THREE FLOORS & TWO RECEPTION ROOMS
- GROUND FLOOR WC & UTILITY ROOM
- FIRST FLOOR FAMILY BATHROOM & ENSUITE TO BEDROOM ONE
- LANDSCAPED REAR GARDEN & 13' x 10' QUALITY OUTBUILDING
- BUILT IN OFFICE AREA TO FIRST FLOOR LANDING
- EPC RATING D & COUNCIL TAX BAND F



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, obscure double glazed window to rear, Karndean flooring, hardwood door opening into:

Entrance Hall

Inset spotlights to ceiling, radiator, Karndean flooring, access to accommodation, stairs to first floor.

Reception Room One

5.60m x 3.58m (18' 4" x 11' 9") Two modern vertical radiators, understairs storage cupboard, feature stone slip wall, Karndean flooring.

Reception Room Two

5.60m x 2.13m (18' 4" x 7' 0") Inset spotlights to ceiling, two skylight windows to ceiling, feature stone slip wall, radiator, Karndean flooring, uPVC framed double glazed windows with integral blinds, tri-folding doors to rear opening to rear garden.

Kitchen

4.23m x 3.12m (13' 11" x 10' 3") Inset spotlights to ceiling, double glazed bay windows to front, a range of matching wall and base units, laminate worksurfaces, circular inset sink and drainer with extendable mixer tap, integrated double oven, five ring gas hob, extractor hood, Integrated microwave, Integrated dishwasher, integrated wine cooler, tiled splashbacks, breakfast bar area, modern gunmetal grey vertical radiator, Karndean flooring.



Utility Room

2.38m x 2.37m (7' 10" x 7' 9") Inset spotlights to ceiling, a range of matching wall and storage units, laminate worksurfaces with space and plumbing for washing machine and space for tumble dryer under, tiled splashbacks, vinyl flooring, uPVC door to side opening to side and rear garden.

Ground Floor WC

Inset spotlight to ceiling, low-level flush WC under a laminate surface, hand wash basin set on base units, tiled walls, tiled flooring.

FIRST FLOOR

Landing

5.23m x 2.38m (17' 2" x 7' 10") Double glazed windows to front, built-in hardwood office-style desk to front, modern vertical radiator, fitted carpet, stairs to second floor.

Bedroom Two

3.80m x 3.12m (12' 6" x 10' 3") Double glazed windows to front, fitted wardrobes, drawers and wall units, radiator, fitted carpet,

Bedroom Three

3.21m x 3.12m (10' 6" x 10' 3") Double glazed windows to rear, modern gunmetal grey radiator, fitted wardrobes, fitted carpet.

Bathroom

2.31m x 1.69m (7' 7" x 5' 7") Inset spotlights to feature tray ceiling, obscure double glazed windows to rear, low level flush WC, panelled bath with shower attachment, hand wash basin set on base units, chrome hand towel radiator, pebble effect vinyl flooring.

SECOND FLOOR

Landing

Inset spotlights to ceiling, fitted carpet.

Bedroom One

4.55m x 3.60m (14' 11" x 11' 10") Inset spotlights to ceiling, double glazed windows to rear, fitted wardrobes, radiator, fitted carpet.

Ensuite Shower Room

Inset spotlights to ceiling, obscure double glazed window to rear, low level flush WC, hand wash basin set on base unit, shower cubicle, part tiled walls, laminate flooring.