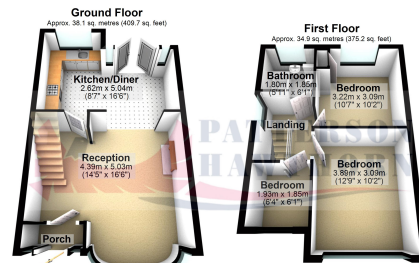



Total area: approx. 72.9 sq. metres (784.9 sq. feet)



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### 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>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Kenway, Rainham

£450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EPC RATING D & COUNCIL TAX BAND D
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- RE-FITTED CONTEMPORARY BATHROOM
- 16' RECEPTION ROOM & KITCHEN/DINER
- 46' LANDSCAPED REAR GARDEN
- 20' x 8' GARAGE WITH POWER



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## GROUND FLOOR

### Front Entrance

Via uPVC door opening into porch, double glazed windows to front, fitted carpet, second front entrance via hardwood door opening into:

### Reception Room

5.08m x 4.4m (16' 8" x 14' 5") (Max) Double glazed bay windows to front, feature fireplace, understairs storage cupboard housing gas and electricity metres, fitted carpet, stairs to first floor.

### Kitchen / Diner

5.08m x 3.47m (16' 8" x 11' 5") > 2.62m (8' 7") Kitchen area: Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, circular sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for freestanding freezer, tiled splashbacks, radiator, tiled flooring.

Dining area: Double glazed windows and double doors to rear opening to rear garden, spotlight bar to ceiling, radiator, tiled flooring.

## FIRST FLOOR

### Landing

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



### Bedroom One

3.72m x 2.78m (12' 2" x 9' 1") Double glazed windows to front, radiator, fitted carpet.

### Bedroom Two

3.33m x 3.29m (10' 11" x 10' 10") (Max) Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### Bedroom Three

2.18m x 1.96m (7' 2" x 6' 5") Double glazed windows to front, radiator, fitted carpet.

### Bathroom

1.86m x 1.65m (6' 1" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to rear, integral rainfall shower, tiled bath, low level flush WC, hand wash basin set on drawer unit, chrome hand towel radiator, modern tiled walls and flooring,

## EXTERIOR

### Rear Garden

Approximately 46' Immediate raised decking area, remainder laid to artificial grass with raised brick pebbled borders, access to front via timber gate.

### Garage

Approximately 20' x 8' Metal up and over door to front, windows to side, uPVC door to rear, power and lighting.

### Front Exterior

Paved off street parking, shared driveway to side leading to garage.

