





## Eastwood Drive, Rainham Offers In Excess Of £300,000

- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- GARAGE
- OPEN FIELD VIEW TO REAR
- UPVC DOUBLE GLAZING THROUGHOUT
- OFF STREET PARKING
- APPROX 1 MILE TO STATION
- NO ONWARD CHAIN

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		91
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	60	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		93
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	56	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## GROUND FLOOR

### Front Entrance

Via uPVC door with fixed double glazed window panels and fixed side window panels into storm porch, tiled flooring, second door uPVC with fixed double glazed obscure window panel opening into:

### Hallway

Fitted carpet.

### Bedroom One

13' x 9' 11" (3.97m x 3.03m) uPVC framed double glazed fixed window with opening fanlights to front aspect, radiator to front, fitted wardrobes, fitted carpet.

### Bedroom Two

9' 11" x 7' 5" (3.03m x 2.27m) uPVC framed double glazed fixed window with opening fanlights to front aspect, radiator to front, fitted wardrobes, fitted carpet.

### Bathroom

6' x 5' 7" (1.84m x 1.70m) uPVC framed double glazed opaque fixed window with opening fanlights to side aspect, panelled bath with shower attachment, low level



flush WC, hand wash basin, radiator to side, tiled splash backs, tiled flooring.

### Lounge / Diner

18' 6" x 11' 11" (5.64m x 3.63m) > 8' 7" (2.61m) Coving to ceiling, exposed brick chimney breast, gas fire with tiled heath and mantle piece, radiator to side, fitted carpet, uPVC framed French doors with fixed double glazed window panels opening to rear garden.



### Kitchen

10' x 8' 11" (3.04m x 2.72m) uPVC framed double glazed fixed window with opening fanlights to rear and side aspect, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, space and plumbing for washing machine, space for fridge, built in larder cupboard, tiled splash backs, tile effect vinyl flooring, side door is uPVC with fixed double glazed obscure window panel opening to side and rear garden.



### Rear Garden

Approximately 45ft Immediate patio area, patio path to centre leading to rear, greenhouse to rear, garage to side, access to front of property via side timber gate, shared hard standing driveway to leading to front.

### Garage

With wooden doors



### Front Exterior

Paved for off street parking.