



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	75	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	72	80
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Thorn Lane, Rainham

£580,000

- FOUR DOUBLE BEDROOMS
- SEMI DETACHED CHALET BUNGALOW
- EXTENDED & REFURBISHED THROUGHOUT
- DETACHED OUTBUILDING WITH BATHROOM
- OAK FLOORING WITH UNDERFLOOR HEATING THROUGHOUT
- INTEGRATED SONOS SYSTEM & CCTV
- OFF STREET PARKING
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via Steel reinforced security door into:

Hallway

Inset spotlights to ceiling, tiled flooring.

Bedroom One

4.64m x 2.76m (15' 3" x 9' 1") Double glazed tilt and turn windows to front, fitted wardrobes, engineered oak flooring.

Bedroom Four

3.54m x 2.92m (11' 7" x 9' 7") Double glazed tilt and turn windows to front, engineered oak flooring.

Open Plan Kitchen / Lounge / Diner

8.16m x 6.9m (26' 9" x 22' 8") Inset spotlights to ceiling, integrated Sonos speaker system to ceiling, tiled flooring, aluminium framed sliding doors to rear leading to rear garden, two lantern skylight windows to ceiling, kitchen area has a range of matching wall and base units with integrated handles, quartz work surfaces, inset sink with chrome extendable mixer tap, four ringed gas hob, extractor hood, integrated microwave, integrated double oven, integrated fridge, integrated dishwasher, integrated storage units, tiled splash backs, stairs to first floor.

Utility Room

1.53m x 1.32m (5' 0" x 4' 4") Double glazed window to side, laminate work surface, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

Ground Floor Shower Room

Shower Cubicle, low level flush WC and hand wash basin inset within base and drawer units, opaque double glazed window to side, tiled walls, tiled flooring



FIRST FLOOR

Landing

Inset spotlights to ceiling, lantern skylight window to ceiling, engineered oak flooring.

Bedroom Two

4.49m x 3.37m (14' 9" x 11' 1") Double glazed windows to front, fitted wardrobes and storage units, engineered oak flooring.

Bedroom Three

3.63m x 3.45m (11' 11" x 11' 4") Inset spotlights to ceiling, double glazed windows to front, fitted storage units, engineered oak flooring.

Bathroom

3.19m x 2.17m (10' 6" x 7' 1") Inset spotlights to ceiling, double glazed windows to rear, jacuzzi bath with integrated music system, hand wash basin inset within base units with stone surface, low level flush WC, rainfall shower cubicle.

Office

3.06m x 1.35m Inset spotlights to ceiling, double glazed windows to rear, built in desk and drawer unit, engineered oak flooring.

Rear Garden

Approximately 105ft x 26ft - Immediate raised paved area, remainder laid to lawn with various bush and plant borders and a paved pathway to centre leading to rear, access to front via timber gate.

Detached Outbuilding

6.4m x 3.96m (21' 0" x 13' 0") Double glazed windows to front, hardwood flooring.

Bathroom

2.35m x 1.19m (7' 9" x 3' 11") Low level flush WC, hand wash basin inset within base units, rainfall shower cubicle, chrome hand towel radiator, large built in storage cupboard, tiled walls, tiled flooring.

Outbuilding External Area

6.26m x 3.02m (20' 6" x 9' 11") Tiled flooring, built in log burner, brick-built barbecue, inset sink with extendable chrome mixer tap.

Front Exterior

Imprinted concrete to front giving off street parking for multiple vehicles.

Agents Note: Under-floor heating throughout with individual thermostats in each bedroom and USB ports to plug sockets in bedrooms.