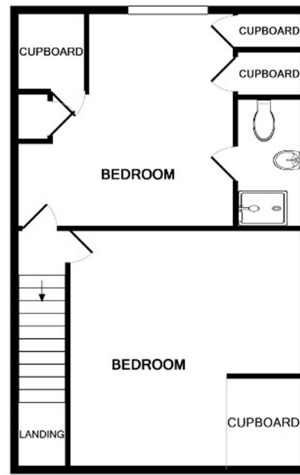




GROUND FLOOR



1ST FLOOR




Arterial Avenue, Rainham

Offers In Excess Of £450,000

- THREE BEDROOM SEMI DETACHED CHALET
- SINGLE REAR & DORMER LOFT EXTENSIONS
- VERY HIGH SPECIFICATION THROUGHOUT
- MODERN CONTEMPORARY INTERIOR DESIGN
- 15' RECEPTION ROOM
- 17' MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES, BI-FOLDING DOORS & QUALITY LOG BURNER
- GROUND FLOOR BATHROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via uPVC door with fixed opaque window panel and fixed double glazed side window panel.

Hallway

uPVC framed double glazed window to side, under stairs storage space, radiator, hardwood flooring.

Bedroom Three

11' 11" x 10' 6" (3.64m x 3.20m) uPVC framed double glazed window, radiator, fitted carpet.

Bathroom

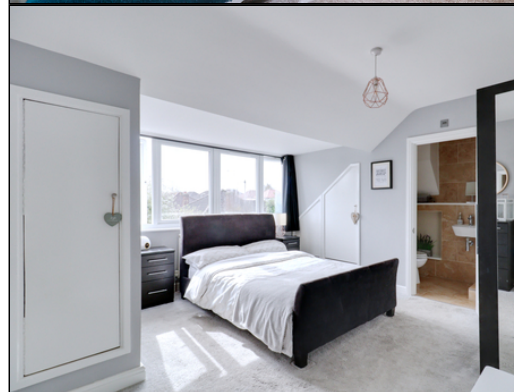
7' 3" x 6' (2.20m x 1.83m) Comprising of P-Shaped panelled bath, rainfall shower, low level flush WC, hand wash basin with chrome mixer tap set within a vanity unit, chrome hand towel radiator, tiled splash backs, uPVC framed double glazed opaque to side, tiled flooring.

Reception Room

15' 2" x 10' 4" (4.62m x 3.16m) Radiator, hardwood flooring, open plan to:

Kitchen / Diner

17' 2" x 15' 5" (5.22m x 4.70m) A range of matching wall and base units with granite effect laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, uPVC framed windows to side, breakfast bar area with integrated double oven and four ring gas hob, extractor hood, tiled splash backs, tiled flooring, log burner, radiator, uPVC framed sliding patio doors with double glazed window panels opening to:



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

13' 1" x 13' 1" > 9' 8" (4.00m x 4.00m > 2.95m) uPVC framed double glazed windows to front, radiator, three built in storage cupboards, fitted carpet.

En Suite

Comprising of shower cubicle, low level flush WC., hand wash basin with chrome waterfall mixer tap, radiator, tiled splash back, tiled flooring.

Bedroom Two

14' 1" x 13' 9" (4.30m x 4.20m) uPVC framed double glazed windows to front, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 40' x 22' Hard standing area to rear, timber shed to rear, scaffold board decking, remainder laid to lawn, timber gate giving access to front.

Front Garden

Fully paved giving off street parking.