


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Spencer Road, Rainham £650,000

- FOUR/FIVE BEDROOM DETACHED HOUSE
- DOUBLE STOREY SIDE & REAR EXTENSIONS
- BOASTING OVER 1,590 SQUARE FEET OF LIVING SPACE
- 25' MAIN RECEPTION ROOM
- ADDITIONAL RECEPTION WITH FEATURE EXPOSED BRICK FIREPLACE
- GROUND FLOOR OFFICE OR POTENTIAL FIFTH BEDROOM
- GROUND FLOOR WC & UTILITY ROOM
- 120' REAR GARDEN (APPROX.)
- 26' x 17' DETACHED OUTBUILDING
- EPC RATING C & COUNCIL TAX BAND D

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GROUND FLOOR

Front Entrance

Via composite door opening into porch; obscure double glazed window to side, tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Spotlight bar to ceiling, radiator, built-in storage cupboard, additional understairs storage cupboard housing boiler, laminate flooring, stairs to first floor, access to accommodation.

Reception Room One

7.68m x 4.8m (25' 2" x 15' 9") Double glazed window to side and rear, laminate flooring, UPVC framed double glazed French doors to rear opening to rear garden, access to:

Utility Room

3.74m x 1.26m (12' 3" x 4' 2") Double glazed windows to rear, inset spotlights to ceiling, space and plumbing for washing machine, space for tumble dryer under laminate worksurface, a pair of wall units, hand towel radiator, uPVC single door to front, laminate flooring.

Kitchen

4.93m x 2.11m (16' 2" x 6' 11") Inset spotlights and downlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, oak worksurfaces, inset butler-style sink and drainer with extendable mixer tap, integrated double oven, five ring gas hob, extractor hood, integrated dishwasher, space and plumbing for American-style fridge freezer, tiled splashbacks, laminate flooring.

Reception Room Two

3.67m x 3.66m (12' 0" x 12' 0") Double glazed windows to front and side, feature exposed brick fireplace with tiled hearth, radiator, fitted carpet.



Ground Floor Office / Potential Fifth Bedroom

3.33m x 2.04m (10' 11" x 6' 8") Double glazed windows to front, laminate flooring.

Ground Floor WC

2.05m x 0.87m (6' 9" x 2' 10") Obscure double glazed window to side, low-level flush WC, hand wash basin with tiled splashback, laminate flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, radiator, fitted carpet.

Bedroom One

5.92m x 3.68m (19' 5" x 12' 1") > 3.59m (11' 9") Double glazed windows to front, two radiators, fitted wardrobes, fitted carpet.

Bedroom Two

5.81m x 2.03m (19' 1" x 6' 8") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.69m x 3.68m (12' 1" x 12' 1") Vaulted ceiling with exposed beams, double glazed windows to front, radiator, fitted carpet.

Bedroom Four

3.55m x 2.02m (11' 8" x 6' 8") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.57m x 2.27m (8' 5" x 7' 5") Obscure double glazed windows to side, inset spotlights to ceiling, panelled bath with shower attachment, low-level flush WC, hand wash basin, rainfall shower cubicle, hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 120' Immediate sandstone patio, remainder laid to lawn with bush and plant borders, hardstanding pathway to centre, small raised decking area to centre, access to front via timber gate.

Detached Outbuilding

8.14m x 5.19m (26' 8" x 17' 0") Power and lighting, double glazed windows and double glazed French doors, stud partition wall giving storage area.

Front Exterior

Two paved driveways giving off street parking, small laid to lawn area to centre.