





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	41	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	37	
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Cherry Tree Lane, Rainham

GUIDE PRICE £350,000

- GUIDE PRICE £350,000-£375,000
- THREE BEDROOMS
- DETACHED HOUSE
- FIRST FLOOR BATHROOM
- GARDEN APPROX 65FT
- SUMMERHOUSE
- OFF STREET PARKING
- NO ONWARD CHAIN



GROUND FLOOR

Front Entrance

Via hardwood door with fixed obscure window panels opening to:

Hallway

Fixed obscure window panels to front aspect, radiator to side, built in storage cupboard housing gas and electricity meter, laminate tiled flooring, stairs to first floor.

Ground Floor Bedroom One

13' 2" x 12' (4.02m x 3.67m) Wood grain effect uPVC framed fixed tilt and turn bay window with integrated shutter blinds to front aspect, radiator to front, wood grain effect laminate flooring.

Kitchen / Diner

12' 6" x 11' 6" (3.80m x 3.50m) Coving to ceiling, uPVC framed double glazed fixed opaque window to side aspect, further fixed window with opening fanlight same side, uPVC framed double glazed fixed window with opening fanlight to opposite side, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for double cooker with four ringed electric hob, space for fridge, space for freezer, space for American style fridge freezer, radiator to side, breakfast bar area, tiled splash backs, tiled flooring, hardwood stable door with fixed window panels leading to side and rear.

Lounge

15' 5" x 8' 11" (4.70m x 2.73m) uPVC framed double glazed fixed window with opening fanlights to side aspect, radiator to side, light wood grain effect laminate flooring, aluminium framed sliding French doors with fixed double glazed window panels opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, uPVC framed double glazed opaque fixed window with opening fanlight to side aspect, fitted carpet.

Bedroom Two

13' 8" x 12' (4.17m x 3.65m) into fitted wardrobes, inset spotlights to ceiling, obscure mirrored ceiling, wood grain effect uPVC framed double glazed fixed tilt and turn bay windows to front aspect, radiator to front, fitted wardrobes with sliding mirrored doors, wood grain effect laminate flooring.

Bedroom Three

3.8m x 3.52m uPVC framed double glazed fixed and casement windows with opening fanlights to rear aspect, radiator to rear, fitted wardrobes, wood grain effect laminate flooring.

Bathroom

uPVC framed double glazed opaque fixed window with opening fanlight to side aspect, panelled bath with shower attachment, low level flush WC, hand wash basin with chrome mixer tap, chrome hand towel radiator to side, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 65ft – Immediate patio area, hard standing area, hard standing path leading to rear, summerhouse to rear, remainder laid to lawn with various bush and plant borders, access to front via side paved pathway through timber gate.

Summerhouse

16' 5" x 13' 6" (5.00m x 4.12m) uPVC framed sliding French doors with fixed double glazed window panels.

Front Exterior

Fully paved for off street parking.