





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D		
(39 to 54) E		
(21 to 38) F	37	
(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		
(69 to 80) C		79
(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	

Parsonage Road, Rainham

£525,000

- FOUR BEDROOMS
- DETACHED CHALET BUNGALOW
- DETACHED ANNEXE
- CONSERVATORY
- GROUND FLOOR BATHROOM
- POTENTIAL FIRST FLOOR BATHROOM
- GARDEN OVER 90FT
- POTENTIAL TO EXTEND STPP



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GROUND FLOOR

Front Entrance

Via uPVC door with fixed double glazed obscure window panel and uPVC framed double glazed fixed obscure side window panels into storm porch, second front door is hardwood with fixed window panels into:

Hallway

Built in understairs storage cupboard, radiator to side, light wood grain effect laminate flooring, stairs to first floor.

Ground Floor Bedroom Three

11' 11" x 10' 11" (3.64m x 3.32m) Coving to ceiling, double glazed fixed bay window with opening fanlights to front aspect, two fitted wardrobes with built in motion sensor LED lighting, fitted carpet.

Bedroom Four

11' x 10' 5" (3.35m x 3.17m) Coving to ceiling, double glazed fixed window with opening fanlight to rear aspect, radiator to rear, fitted carpet.

Ground Floor Bathroom

8' 11" x 7' 9" (2.71m x 2.37m) Inset spotlight to ceiling, double glazed opaque fixed window with opening fanlight to side aspect, corner bath, shower, low level flush WC, hand wash basin inset within base units, radiator to side, built in storage cupboard, tiled flooring.

Lounge

21' 5" x 11' 11" (6.54m x 3.64m) Coving to ceiling, double glazed fixed bay window with opening fanlights to front aspect, double glazed fixed window with opening fanlight to rear side aspect, fitted carpet, under floor heating.

Kitchen / Diner

18' 5" x 10' 4" (5.62m x 3.15m) Double glazed fixed window with opening fanlight to rear aspect opening to conservatory, range of matching wall and base units, laminate work surface, one and half inset bowl and drainer



with chrome mixer tap, space for American style quadruple cooker with eight ringed gas hob, extractor hood, space and plumbing for washing machine, space for American style fridge freezer, radiator to side, laminate splash backs, tile effect vinyl flooring, aluminium door with fixed double glazed obscure window panel opening to rear garden, uPVC framed French doors with fixed double glazed window panels opening to:

Conservatory

16' 9" x 11' 7" (5.10m x 3.53m) Double glazed fixed and casement windows, tiled flooring, hardwood French doors with fixed double glazed window panels opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, hardwood door opening into eaves for storage, hardwood flooring.

Bedroom One

14' 3" x 12' 2" (4.34m x 3.70m) into fitted wardrobes, double glazed fixed and casement window with opening fanlight to side aspect, radiator to side, built in storage cupboard in eaves, fitted wardrobes, fitted carpet.

Bedroom Two

12' 9" x 5' 6" (3.88m x 1.68m) Fitted carpet.

Potential Ensuite

12' 8" x 6' 1" (3.87m x 1.85m) Double glazed fixed and casement windows with opening fanlight to side aspect, radiator to side, plumbing for bath, shower and sink, hardwood flooring.

EXTERIOR

Rear Garden

Approximately 93ft x 59ft - Immediate sand stone patio area including a raised patio area to side, various bush and plant borders, remainder laid to lawn.

Annexe

23' 4" x 11' 7" (7.12m x 3.54m) Bar area, space and plumbing for dishwasher, uPVC framed double glazed fixed and casement window to side aspect, wood grain effect laminate flooring, low level flush WC, hand wash basin with chrome waterfall mixer tap inset within a base unit, inset spotlight to ceiling, uPVC framed double glazed obscure window to side aspect, uPVC framed bi-folding doors to rear.

Front Exterior

Fully paved for off street parking for multiple vehicles.

