



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B	86	87
(69 to 80) C		
(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	88	90
(69 to 80) C		
(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	

Regna Close, Rainham

£400,000

- FOUR BEDROOMS
- LINK DETACHED HOUSE
- EXCELLENT CONDITION.
- ENSUITE TO MASTER
- GROUND FLOOR W/C
- APPROX 0.7 MILES TO STATION
- SHELTERED OFF STREET PARKING





FIRST FLOOR

Bedroom One

15' 3" x 8' 8" (4.65m x 2.63m) Loft hatch to ceiling, uPVC framed double glazed casement window to front aspect, radiator to front, fitted wardrobes, eye level over-bed units, fitted carpet.

Ensuite Bathroom

Inset spotlights to ceiling, uPVC framed double glazed opaque casement windows to rear aspect, radiator to rear, shower cubicle, low level flush WC, hand wash basin with chrome mixer tap, radiator to side, tiled splash backs, tiled flooring.

Bedroom Two

12' 2" x 9' 3" (3.70m x 2.83m) uPVC framed double glazed casement windows to rear aspect, radiator to rear, fitted carpet.

Bedroom Three

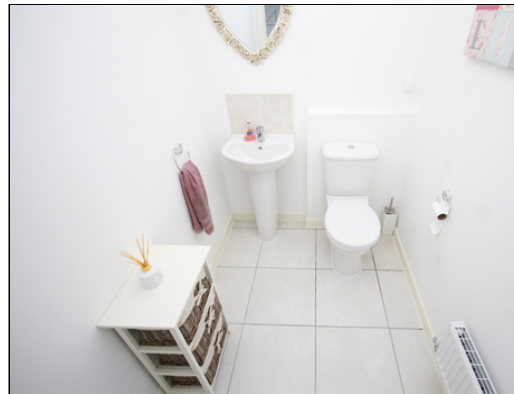
13' 9" x 7' 9" (4.20m x 2.35m) uPVC framed double glazed casement windows to front aspect, radiator to front, fitted carpet.

Bedroom Four

10' 1" x 3' 10" (3.07m x 1.17m) x 8' 8" x 4' 10" (2.65m x 1.48m) uPVC framed double glazed casement windows to front aspect, radiator to front, fitted carpet.

Bathroom

Inset spotlights to ceiling, uPVC framed double glazed opaque casement windows to rear aspect, panelled bath, shower, low level flush WC, hand wash basin with chrome mixer tap, chrome hand towel radiator to side, tiled splash backs, tiled flooring.



Landing

Loft hatch to ceiling, radiator to side, built in storage cupboard housing boiler, fitted carpet and carpeted stairs to:

SECOND FLOOR

Front Entrance

Via composite door with fixed double glazed obscure window panel into:

Hallway

uPVC framed double glazed fixed window to side aspect, built in understairs storage cupboard and bespoke made storage drawers, radiator to side, tiled flooring.

Ground Floor WC

6' x 4' 9" (1.82m x 1.45m) Low level flush WC, hand wash basin with chrome mixer tap, radiator to side, plumbing for shower, tiled splash back, tiled flooring.

Kitchen

9' 5" x 9' (2.87m x 2.75m) Inset spotlights to ceiling, uPVC framed double glazed casement windows to front aspect, range of matching wall and base units, granite work surface, one and half bowl inset sink with granite drainer and chrome mixer tap, integrated double oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, granite splash backs, tiled flooring.

Lounge / Diner

16' 8" x 12' 10" (5.07m x 3.92m) > 11' 6" (3.50m) uPVC framed double glazed casement windows to rear aspect, uPVC framed double glazed casement window to side aspect, radiator to side and rear, large built in storage cupboard, uPVC framed French doors to rear with fixed double glazed window panels opening to:

EXTERIOR

Rear Garden

Approximately 30ft x 28ft - Part patio, remainder artificial grass with a bush and plant border, timber shed, access to front via timber gate.

Front Exterior

Paved driveway for off street parking.