


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>68</div>	<div>90</div>
(81-91) B		
(69-80) C		
(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 

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Eastwood Drive, Rainham

£425,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- REFURBISHED THROUGHOUT IN 2020
- MODERN, OPEN PLAN RECEPTION/KITCHEN
- RE-FITTED KITCHEN & SHOWER ROOM
- 2020 NEW BOILER & HEATING
- REWIRED
- MODERN INTEGRAL SHUTTER BLINDS TO BOTH BEDROOMS
- BEAUTIFULLY MAINTAINED, LANDSCAPED REAR GARDEN
- UNOVERLOOKED, OPEN FIELD VIEW TO REAR





GROUND FLOOR

Front Entrance

Via uPVC door opening into storm porch, double glazed windows to front, entrance mat flooring, second front entrance via uPVC framed obscure double glazed door opening into:

Entrance Hall

Integral dehumidifier to ceiling, laminate flooring.

Open Plan Reception / Kitchen

5.64m x 5.42m (18' 6" x 17' 9") > 3.64m (11' 11") Kitchen area: Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, integrated dishwasher, space for freestanding fridge freezer, tiled splashbacks, radiator, laminate flooring.

Reception area: Feature exposed brick fireplace, laminate flooring, radiator, uPVC framed double glazed double doors to rear opening to rear garden.



Bedroom One

4.19m x 3.03m (13' 9" x 9' 11") Double glazed windows with integral shutter blinds to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.03m x 2.27m (9' 11" x 7' 5") Double glazed windows with integral shutter blinds to front, fitted wardrobes, radiator, fitted carpet.



Shower Room

1.82m x 1.69m (6' 0" x 5' 7") Obscure double glazed windows to side, low-level flush WC, hand wash basin set on base unit, rainfall shower cubicle, chrome hand towel radiator, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 50' Immediate sandstone patio, remainder laid to artificial grass and slate gravel, flowerbed borders, timber gate to rear opening into additional secluded garden area laid to decorative pebbles, greenhouse.

Garage

3.0m x 2.75m (9' 10" x 9' 0") Metal roof, power and lighting, timber double doors to front, timber single door side.



Front Exterior

Pebbled driveway giving off street parking, hardstanding shared driveway to side leading to garage.

