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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		82
(69 to 80)	<b>C</b>	70	
(55 to 68)	<b>D</b>		
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

## Thorogood Way, Rainham

### Guide Price £475,000

- FOUR BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- DORMA LOFT EXTENSION GIVING SECOND FLOOR 17' BEDROOM WITH ENSUITE
- TWO RECEPTION ROOMS & CONSERVATORY
- RE-FITTED KITCHEN WITH WHITE GOODS TO REMAIN
- DETACHED DOUBLE GARAGE & OFF STREET PARKING
- UN-OVERLOOKED REAR GARDEN IN EXCESS OF 100'
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## GROUND FLOOR

### **Front Entrance**

Via uPVC framed door opening into porch, opaque double glazed windows to front and both sides, vinyl tiled flooring, second front entrance via uPVC framed door opening into:

### **Hallway**

Large built-in storage cupboard with additional under-stairs storage cupboard housing fuse box, electricity meter and gas meter, opaque double glazed window to front, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

3.63m x 3.47m (11' 11" x 11' 5") Double glazed bay windows to front, radiator, laminate flooring.

### **Reception Room Two (Opening from Reception Room One)**

3.27m x 2.84m (10' 9" x 9' 4") Radiator, laminate flooring, uPVC framed sliding door to rear opening into:

### **Conservatory**

4.59m x 2.56m (15' 1" x 8' 5") Double glazed windows throughout, radiator, tile effect laminate flooring, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

3.44m x 2.42m (11' 3" x 7' 11") Spotlights to ceiling, double glazed windows to side, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink drainer with extendable mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge freezer, tiled splash backs, laminate flooring.

## FIRST FLOOR

### **Landing**

Opaque glazed windows to side, built-in storage cupboard, fitted carpet, stairs to second floor



### **Bedroom Two**

3.95m x 3.05m (13' 0" x 10' 0") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

3.4m x 2.74m (11' 2" x 9' 0") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Four**

2.29m x 2.4m (7' 6" x 7' 10") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.52m x 1.72m (8' 3" x 5' 8") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, panelled bath, shower, built-in bathroom cabinets, chrome hand towel radiator, part tiled walls, tile effect laminate flooring.

## SECOND FLOOR

### **Landing**

Inset spotlights to ceiling, opaque double glazed windows to side, fitted carpet.

### **Bedroom One**

5.23m x 3.83m (17' 2" x 12' 7") > 3.06m (10' 0") Inset spotlights to ceiling, skylight window to front ceiling with integral blackout blind, double glazed windows to rear, radiator, built-in storage units, storage in eaves, fitted carpet.

### **Ensuite Shower Room**

1.96m x 1.66m (6' 5" x 5' 5") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## EXTERIOR

### **Rear Garden**

Approximately 102 ft - Immediate patio area, remainder laid to lawn with flowerbed borders, hard standing driveway leading to rear, access to front via double timber gates for vehicle access.

### **Detached Double Garage and Built-in Storage Shed**

### **Front Exterior**

Fully paved giving off street parking for two cars, shared hard standing driveway to side leading to rear garage.

