




Approximate Gross Internal Area = 182m²

Outbuildings Internal Area = 32.5m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Thorogood Way, Rainham

Guide Price £675,000

- GUIDE PRICE £675,000- £700,000
- FIVE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- DORMER LOFT EXTENSION
- FINISHED TO AN EXCEPTIONAL STANDARD
- 80' REAR GARDEN WITH GATED PARKING, BRICK BBQ & DETACHED OUTBUILDING
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Inset spotlights to ceiling, double glazed windows to front, under stairs storage cupboard housing metres and fuse box, additional under stairs storage space, radiator, porcelain tiled flooring, stairs to first floor.

Reception Room

3.9m x 3.51m (12' 10" x 11' 6") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Kitchen / Diner

9.57m x 4.91m (31' 5" x 16' 1") >3.77m (12' 4") Inset spotlights to ceiling, Inset speakers to ceiling, modern lantern skylight window to ceiling, double glazed windows to side, grey vertical radiator, porcelain tiled flooring and skirting, bi-folding doors to rear. kitchen area; a range of matching wall and base units, stone work surfaces, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, stone splash back, kitchen island with breakfast bar area & a range of drawer units, integrated dishwasher with stone work surface, inset sink with mixer tap.

Utility Room

2.9m x 1.0m (9' 6" x 3' 3") Inset spotlights to ceiling, double glazed windows to side, boiler, porcelain tile flooring and skirting.

Ground Floor Shower Room

2.8 cm x 0.96 m Inset spotlights to ceiling, double glazed windows to side, low level flush WC, rainfall shower cubicle, tiled walls, porcelain tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, opaque double glazed window to side, laminate flooring, stairs to second floor.



Bedroom Two

3.95m x 3.03m (13' 0" x 9' 11") Double glazed windows to front, inset spotlights to ceiling, radiator, laminate flooring.

Bedroom Three

3.38m x 2.77m (11' 1" x 9' 1") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

Bedroom Four

2.64m x 2.54m (8' 8" x 8' 4") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Five

2.52m x 2.26m (8' 3" x 7' 5") Double glazed windows to front, radiator, laminate flooring.



Bathroom

2.36m x 1.54m (7' 9" x 5' 1") Inset spotlights to ceiling, double glazed window to side, tiled bath with LED lighting, rainfall shower, low level flush WC, touch light mirror, black hand towel radiator, tiled walls, porcelain tiled flooring.

SECOND FLOOR

Landing

Inset spotlights to ceiling, skylight window to front ceiling, laminate flooring.

Bedroom One

5.34m x 4.18m (17' 6" x 13' 9") >3.16m (10' 4") Inset spotlights to ceiling, double glazed windows to rear, skylight window to front ceiling, storage in eaves to front, two radiators, laminate flooring.

Ensuite Shower Room

1.91m x 1.59m (6' 3" x 5' 3") Inset spotlights to ceiling, double glazed windows to rear, rainfall shower cubicle, low-level flush WC, hand wash basin inset on drawer units, black hand towel radiator, tiled walls, porcelain tiled flooring.

EXTERIOR

Rear Garden

Approximately 80' Part laid to sandstone tiles part hard standing, brick barbecue and timber pagoda, part laid to lawn, access to front via double timber gates and double metal gates.

Detached Outbuilding

6.29m x 4.65m (20' 8" x 15' 3") Fully insulated with power, inset spotlights to ceiling, double glazed windows, uPVC framed double doors to front.

Front Exterior

Paved driveway giving off street parking for two cars, shared hard standing driveway to side giving access to rear.

