





### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
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## Upminster Road North, Rainham

### Guide Price £595,000

- FIVE BEDROOMS
- DETACHED HOUSE
- THREE STOREY EXTENSION
- 25FT RECEPTION ROOMS
- THREE BATHROOMS
- OFFICE/STUDY
- UTILITY ROOM
- OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door with fixed double glazed obscure window panels opening into:

### **Hallway**

Understairs storage cupboards, radiator to side, hardwood flooring, stairs to first floor.

### **Lounge**

13' 7" x 11' 7" uPVC bay window , radiator, feature electric fireplace, hardwood flooring, opening into:

### **Second Reception Room**

12' 1" x 10' 7" uPVC framed double glazed windows aspect, radiator, hardwood flooring.

### **Kitchen Diner**

17' 9" x 14' 6" Inset spotlights to ceiling, uPVC framed double glazed windows, range of matching wall and base units, granite work surfaces, inset sink and drainer with chrome mixer tap, space for large quadruple oven with six ringed gas hob, extractor hood, space and plumbing for dishwasher, space for American style fridge freezer, tiled splash backs, breakfast bar area with base units, tiled flooring, uPVC framed French doors opening to rear garden.

### **Utility Room**

11' 11" x 6' 6" uPVC framed double glazed opaque window, laminate work surface with base units, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

## **FIRST FLOOR**

### **Landing**

uPVC framed double glazed windows, radiator, built in storage cupboard housing water tank, fitted carpet, stairs to second floor.

### **Bedroom One**

13' 11" x 11' 1" uPVC framed double glazed bay windows, radiator, wood grain effect laminate flooring.



### **Bedroom Two**

14' 6" x 10' 3" uPVC framed double glazed windows, radiator, wood grain effect laminate flooring, door to:

### **Ensuite Bathroom**

uPVC framed double glazed window, low level flush WC, shower cubicle, wash basin inset within base units, tiled splash backs, chrome hand towel radiator to side, tiled flooring.

### **Bedroom Three**

12' 2" x 10' 4" > 7' 1" uPVC framed double glazed windows, radiator, wood grain effect laminate flooring.

### **Office / Study**

6' 2" x 5' 9" uPVC framed double glazed windows, radiator, wood grain effect laminate flooring.

### **Bathroom**

9' 4" x 7' 1" uPVC framed double glazed window, low level flush WC, hand wash basin with chrome mixer tap inset within vanity unit, shower cubicle with rainfall shower, chrome hand towel radiator, tiled splash backs, tiled flooring.

## **SECOND FLOOR**

### **Landing**

Spotlight bar to ceiling, uPVC framed double glazed window, fitted carpet.

### **Bedroom Four**

18' 3" x 11' 7" Spotlight bar to ceiling, double glazed skylight windows, uPVC framed double glazed window, storage in eaves, radiator, wood grain effect laminate flooring.

### **Bedroom Five**

10' 5" x 9' 8" Double glazed skylight windows, radiator, storage in eaves, wood grain effect laminate flooring.

### **Bathroom**

uPVC framed double glazed opaque window, low level flush WC, wash basin with chrome mixer tap inset within base units, panelled bath with shower attachment, chrome hand towel radiator, tiled splash backs, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 67ft x 25ft - Immediate raised decking area, pond to centre, paved pathway to centre leading to rear, remainder laid to lawn, part artificial grass, hard standing pathway to side leading to front via wrought iron gate, block out building to rear.

### **Outbuilding**

20' 11" x 8' 10" Power and lighting.

### **Front Exterior**

Fully paved for off street parking with brick built bush and plant borders.

