




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

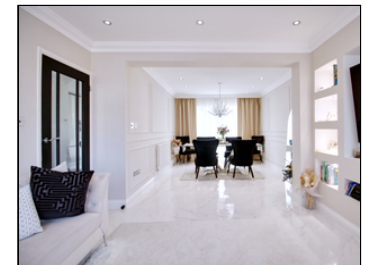
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Orchard Avenue, Rainham

Guide Price £450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENSIVELY REFURBISHED THROUGHOUT
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- 25' RECEPTION ROOM MEDIA WALL & BESPOKE PANELLING
- PORCELAIN TILED FLOORING WITH UNDERFLOOR HEATING
- RE-FITTED KITCHEN WITH QUARTZ WORKTOPS
- RE-FITTED BATHROOM WITH JACUZZI BATH & RAINFALL SHOWER





GROUND FLOOR

Front Entrance

Via uPVC framed obscure double glazed door opening into:

Entrance Hall

Obscure double glazed windows to front, spotlights to ceiling, porcelain tiled flooring with underfloor heating, stairs to first floor.

Reception Room

7.63m x 3.61m (25' 0" x 11' 10") > 3.12m (10' 3") Double glazed windows front and rear, inset spotlights to ceiling, two radiators, feature media wall and bespoke panelling, porcelain tiled flooring with underfloor heating, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

3.4m x 2.22m (11' 2" x 7' 3") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, quartz work surfaces, inset sink with extendable mixer tap, integrated double oven, four ring gas hob, extractor hood, space for freestanding fridge freezer, boiler, space and plumbing for washing machine, integrated dishwasher, tiled splash back, porcelain tiled flooring with underfloor heating.



FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, fitted carpet.

Bedroom One

3.83m x 3.25m (12' 7" x 10' 8") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.5m x 3.25m (11' 6" x 10' 8") Double glazed bay windows to front, radiator, inset spotlights to ceiling, fitted carpet.

Bedroom Three

2.35m x 2.12m (7' 9" x 6' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bathroom

2.33m x 2.07m (7' 8" x 6' 9") Inset spotlights to ceiling, obscure double glazed windows to rear, tiled Jacuzzi bath, rainfall shower, low level flush WC, hand wash basin, base unit, chrome radiator, built-in storage cupboard with mirrored door, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 100' Immediate patio, remainder laid to lawn, timber shed and greenhouse to rear, access to front via timber gate, garage to side.

Front Exterior

Paved driveway giving off street parking, paved pathway and decorative pebbles.