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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

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Brookway, Rainham

£400,000

- EXTENDED THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 24' DOUBLE RECEPTION ROOM & 15' SECOND RECEPTION ROOM
- RECEPTION ROOMS RECENTLY REPLASTERED
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

First Front Entrance

Via uPVC framed sliding door opening into storm porch, second front entrance via hardwood door opening into:

Hallway

Opaque window to front, radiator, stairs to first floor.

Reception Room One

7.32m x 5.27m (24' 0" x 17' 3") > 3.48m (11' 5") Double glazed bay windows to front and side, built-in under stairs storage cupboard housing electricity meter and fuse box, two radiators.

Reception Room Two

4.79m x 2.88m (15' 9" x 9' 5") > 2.07m (6' 9") Radiator, uPVC framed sliding doors to rear opening to rear garden.

Kitchen

2.69m x 2.36m (8' 10" x 7' 9") Double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, extractor hood, part tiled walls, tiled flooring, uPVC door to side opening to side and rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side.

Bedroom One

3.78m x 3.22m (12' 5" x 10' 7") Double glazed bay windows to front.

Bedroom Two

3.53m x 3.23m (11' 7" x 10' 7") Double glazed windows to rear, radiator, built-in storage cupboard.

Bedroom Three

2.32m x 2.0m (7' 7" x 6' 7") Radiator, double glazed windows to front.



Shower Room

1.99m x 2.08m (6' 6" x 6' 10") Opaque double glazed windows to side, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, part tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 55' Laid to lawn with access to front via metal gate.

Front Exterior

Laid to lawn front garden, paved pathway.

