





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		73
(55 to 68) D		
(39 to 54) E	49	
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Spinney Close, Rainham

Guide Price £500,000

- GUIDE PRICE £500,000 - £525,000
- FIVE BEDROOMS
- DETACHED HOUSE
- LOFT CONVERSION
- THREE BATHROOMS
- GROUND FLOOR WC
- UTILITY ROOM
- OFF STREET PARKING
- SECLUDED CUL-DE-SAC LOCATION





Ground Floor

Front Entrance

Via uPVC door with fixed double glazed, obscure window panels, opening into ground floor hallway.

Ground Floor Hallway

Inset spotlights to ceiling, radiator to side, grey woodgrain effect laminated flooring, uPVC framed double glazed leaded obscure window to front aspect. Hardwood double doors with fixed window panels opening into:

Extended Ground Floor Hallway

Inset spotlights to ceiling, coving to ceiling, built in double storage cupboard, radiator to side, grey woodgrain effect laminated flooring, stairs to first floor.

Ground Floor WC

Low level flush WC, hand wash basin with chrome mixer tap inset within drawer units, chrome hand towel radiator to side, tiled splashbacks, tiled flooring.

Kitchen/Diner

18' x 10' 10" (5.48m x 3.31m) Coving to ceiling, inset spotlights to ceiling (in kitchen area), uPVC framed double glazed leaded fixed and casement windows to front aspect, radiator to side, a range of matching wall and base units, granite work surface, inset Butler sink, mixer tap, space for double cooker with 5 ring gas hobs, extractor hood, space and plumbing for American style fridge freezer, integrated oven, integrated dishwasher, tiled splash backs, tiled flooring.

Utility Room

7' 8" x 6' 7" (2.34m x 2.00m). A range of matching wall and base units, laminate work surface, space and plumbing for washing machine, space for fridge, tiled splash backs, tiled flooring.

Lounge

18' 1" x 12' 3" (5.51m x 3.74m). coving to ceiling, uPVC framed double glazed leaded fixed and casement windows to rear aspect, feature gas fireplace, radiator to both sides, uPVC framed French doors opening to rear garden.



First Floor

First Floor Landing

Coving to ceiling, radiator to side, built in storage cupboard, fitted carpet, stairs to second floor

Bedroom One

17' 9" x 11' 1" (5.41m x 3.38m) Inset spotlights to ceiling, uPVC framed double glazed leaded fixed and casement windows to front aspect, two radiators to front, fitted wardrobes, fitted carpet

En-suite Bathroom

Inset spotlights to ceiling, low level flush WC, hand wash basin with chrome waterfall mixer tap inset within drawer units, shower cubicle with rainfall shower, tiled splash backs, tiled flooring.

Bedroom Two

11' 1" x 12' 4" (3.37m x 3.77m). Coving to ceiling, uPVC framed double glazed leaded fixed and casement windows to rear aspect, radiator to rear, fitted carpet.

Bedroom Three

6' 9" x 9' 3" (2.07m x 2.83m). Inset spotlights to ceiling, uPVC framed double glazed leaded fixed and casement windows to rear aspect, radiator to rear, fitted carpet.

Bathroom

Inset spotlights to ceiling, uPVC framed double glazed leaded opaque fanlight window to side aspect, panelled bath with chrome waterfall mixer tap, low level flush WC, hand wash basin with chrome waterfall mixer tap inset within base units, shower cubicle with rainfall shower, chrome hand towel radiator to side, tiled splash backs, tiled flooring.



Second Floor

Second Floor Landing

Inset spotlights to ceiling, uPVC framed double glazed skylight window to side aspect, fitted carpet.

Bedroom Four

17' 3" x 10' 4" (5.25m x 3.15m). Inset spotlights to ceiling, uPVC framed double glazed leaded fixed and casement windows to rear aspect, radiator to rear, fitted carpet, fitted wardrobes.

En-suite Bathroom

Inset spotlights to ceiling, uPVC framed double glazed skylight window to side aspect, low level flush WC, hand wash basin with chrome waterfall mixer tap inset within base units, shower cubicle with rainfall shower, chrome hand towel radiator to side, tiled splash backs, tiled flooring.



Bedroom Five

10' 4" x 8' 5" (3.15m x 2.57m). Inset spotlights to ceiling, uPVC framed double glazed leaded fixed and casement windows to front aspect, radiator to front, fitted carpet.

Garden

Approx 46FT x 29FT.

Front Exterior

Fully paved for off street parking

