

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sunningdale Avenue, Rainham

£425,000

- EXTENDED THREE BEDROOM TERRACED HOUSE
- IMMACULATELY PRESENTED
- THREE RECEPTION ROOMS & GROUND FLOOR BATHROOM
- 15' MODERN FITTED KITCHEN
- 16' MAIN BEDROOM - POTENTIAL FOR ENSUITE (LIKE SOME NEIGHBOURS)
- 50' REAR GARDEN WITH OPTION FOR HOT TUB CABIN
- OFF STREET PARKING
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- EPC RATING D & COUNCIL TAX BAND C



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GROUND FLOOR

Front Entrance

Via uPVC door opening into storm porch, welcome mat flooring, obscure double glazed window to front, second front entrance via hardwood door opening into:

Entrance Hall

Obscure windows to front, radiator, laminate flooring, understairs storage cupboard housing gas and electricity metres, stairs to first floor.

Double reception Room

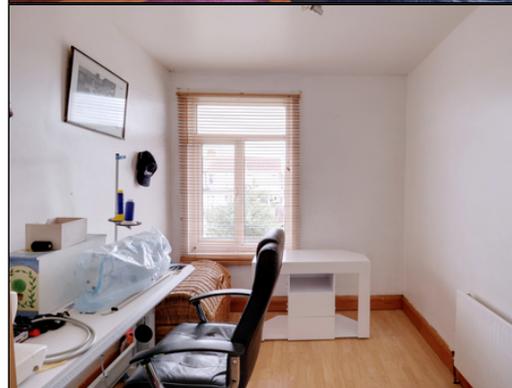
6.35m (Not including bay) x 3.55m (20' 10" x 11' 8") > 3.32m (10' 11") Double glazed bay windows to front, two radiators, laminate flooring, hardwood framed double doors to rear opening into:

Dining/Breakfast Room

2.74m x 2.25m (9' 0" x 7' 5") Modern vertical brushed chrome radiator, uPVC framed double glazed sliding door to rear opening to rear garden, tile effect laminate flooring.

Kitchen

4.79m x 2.73m (15' 9" x 8' 11") Feature uPVC ceiling panels, daylight spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, additional space for freestanding fridge freezer, metal splashbacks, radiator, tile effect laminate flooring.



Ground Floor Bathroom

Inset spotlights to ceiling, low level flush WC, panelled bath, shower, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to loft room, fitted carpet.

Bedroom One

5.08m x 2.97m (16' 8" x 9' 9") Double glazed windows to front, fitted wardrobes with sliding mirrored doors, uPVC panel feature ceiling, radiator, laminate flooring.

Bedroom Two

3.36m x 2.39m (11' 0" x 7' 10") Spotlight bar to ceiling, double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.60m x 2.45m (8' 6" x 8' 0") Spotlight bar to ceiling, double glazed windows to rear, radiator, laminate flooring.

Rear Garden

Approximately 50' Raised decking with artificial grass, two sheds to rear, one with rear access.

Front Exterior

Hardstanding giving off street parking.