



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(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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Briscoe Road, Rainham

£650,000

- FOUR BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- GREATLY EXTENDED & FULLY REFURBISHED
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- TWO RECEPTIONS & UTILITY ROOM
- STYLISH RE-FITTED KITCHEN WITH QUARTZ WORKTOPS & INTEGRATED APPLIANCES
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- EPC RATING D & COUNCIL TAX BAND E



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Built-in shelving, radiator, laminate flooring, loft hatch to ceiling with integral pull-down ladder leading to loft room, access to accommodation.

Loft Room

5.54m x 3.1m (18' 2" x 10' 2") Inset spotlights to ceiling, power, fitted carpet, fully boarded and additional storage space housing water tank.

Kitchen

4.04m x 3.78m (13' 3" x 12' 5") Inset spotlights to ceiling, leaded double glazed windows to rear, a range of matching wall and base units, quartz worksurfaces, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, kitchen island with a range of drawer and base units and breakfast bar area, radiator, tiled splashbacks, laminate flooring.

Dining Area

10.01m x 3.71m (32' 10" x 12' 2") Radiator, laminate flooring, uPVC framed double glazed French doors to side opening to rear garden.

Reception Room

4.16m x 3.70m (13' 8" x 12' 2") Modern vertical radiator, double glazed windows to rear and side, laminate flooring.



Utility Room

3.06m x 1.96m (10' 0" x 6' 5") Double glazed leaded window to front, hardwood door to front, laminate worksurfaces, space and plumbing for washing machine, space for tumble dryer, a range of wall units (one housing boiler) and drawer units, inset spotlights to ceiling, laminate flooring, radiator, uPVC double glazed single door to side opening to rear garden.

Bedroom One

4.92m x 2.82m (16' 2" x 9' 3") Double glazed windows to rear, double glazed French doors to side opening to rear garden, radiator, fitted carpet.

Ensuite Shower Room

Skylight window to ceiling, inset spotlights to ceiling, low level flush WC, hand wash basin set on base unit, rainfall shower cubicle, radiator, vinyl flooring.

Bedroom Two

3.72m x 3.01m (12' 2" x 9' 11") Double glazed windows to side, radiator, fitted carpet.

Bedroom Three

3.72m x 3.00m (12' 2" x 9' 10") Double glazed bay windows to front, double glazed window to side, modern vertical radiator, fitted carpet.

Bedroom Four

3.00m x 2.27m (9' 10" x 7' 5") Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bathroom

3.01m x 2.17m (9' 11" x 7' 1") Inset spotlights to ceiling, obscure double glazed windows to side, corner bath with shower attachment, low-level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, part tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 85' Part paved, part laid to lawn and part laid to artificial grass, rendered block flowerbed borders, pond, raised decking and sheltered bar area to rear, metal Pergola and artificial grass area to rear.

Garage to Rear

Front Exterior

Laid to lawn front garden with hardstanding pathway to centre and raised brick flowerbed borders, hardstanding driveway to side giving off street parking for up to three cars.