

07498 206122

email: kevan.wimborne@exp.uk.com
https://kevanwimborne.exp.uk.com



KEVAN WIMBORNE

POWERED BY
exp UK

Your personal & local independent Estate Agent, helping people move home throughout East London & Essex, for over 35 years

SPECIFICATION – 63 King Edward Road, RM13 9RH

EXTERNAL

Chelsea Smoked Forterra bricks
Dark grey/black modern flat roof tiles
White double glazed windows
Dark grey modern front door
Grey bi-folds along back of property
Light grey block paving to front of the property
Planted flower beds at the front of the property
Car parking for two cars
Large fenced garden to rear with patio and lawn

INTERNAL

White walls throughout
White paintwork
Brushed silver light switches
Down-lights inset to ceilings throughout
Modern light wood panelled doors with brushed chrome fittings throughout.
Oak effect with Herringbone design flooring to the hall, open plan living area and kitchen
Mid grey carpets to the stairs, bedrooms and landing.
Vaillant gas fired boiler
Hot water tank
Underfloor heating to ground floor
Radiators to first floor

Bathroom

Fitted with quality white sanitary ware - chrome fittings
Karndean flooring

Kitchen

Good quality kitchen units (handles all recessed so no handles on show)
units in mid-grey
Quartz work tops in the kitchen white/grey - with matching splash backs
AEG Ceramic hob
AEG Chimney extractor hood
AEG Integrated oven
AEG Integrated touch Combi Microwave
Integrated Larder Fridge
Integrated Freezer
Integrated dishwasher
Integrated washing machine
Chrome swan neck single lever tap
Under-mounted white sink.
Breakfast bar with drop down lights over top

