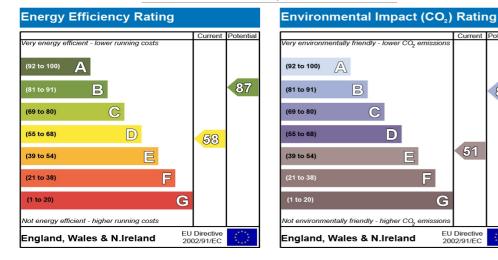


TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or books, windows, tooms and any owner tents are approximate and no responsionly to sate in or any enor, omission, or mis-statement. This pains is for illustrative purposes only and should be used as such by any rospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given Made with Metropic 02019



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# Ford Lane, Rainham Offers In Excess Of £350,000

- Semi Detached Bungalow
- Two Double Bedrooms
- Good Condition Throughout
- Garden Approx 66 Ft
- Popular Location

85

51

- Potential To Extend STPP
- No Onward Chain





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### **GROUND FLOOR**

#### **Front Entrance**

Via uPVC door with fixed obscure double glazed window panel opening into storm porch, fixed opaque double glazed window to front, mosaic tiled flooring, second door is hardwood with fixed window panels opening into:

#### Hallway

Coving to ceiling, radiator, three built in storage cupboards one housing boiler and water tank, wood grain effect laminate flooring.

#### **Bedroom One**

4.48m x 3.52m (14' 8" x 11' 7") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

#### **Bedroom Two**

5.08m x 2.72m (16' 8" x 8' 11") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

#### Bathroom

2.48m x 1.69m (8' 2" x 5' 7") Inset spotlights to ceiling, opaque double glazed windows to side, mobility shower, low level flush WC, hand wash basin, hand towel radiator to side, tiled walls, tiled flooring.





#### Lounge / Diner

6.47m x 3.48m (21' 3" x 11' 5") > 2.74m (9' 0") Coving to ceiling, double glazed windows to rear, feature gas fireplace, radiator, wood grain effect laminate flooring, French doors opening to rear garden.

#### Kitchen

3.33m x 3.17m (10' 11" x 10' 5") Double glazed windows to rear, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, space and plumbing for washing machine, radiator, tiled splash backs, tile effect laminate flooring, uPVC door with fixed double glazed opaque window panel to side opening to side/rear garden.

## **EXTERIOR**

#### Rear Garden

Approximately 66' 9" x 25ft -Immediate patio area, hard standing path to both sides leading to rear, brick built shed, various bush and plant borders, remainder laid to lawn, access to front via wrought iron gate.

#### **Front Exterior**

Partly laid to artificial grass remainder paved for off street parking.