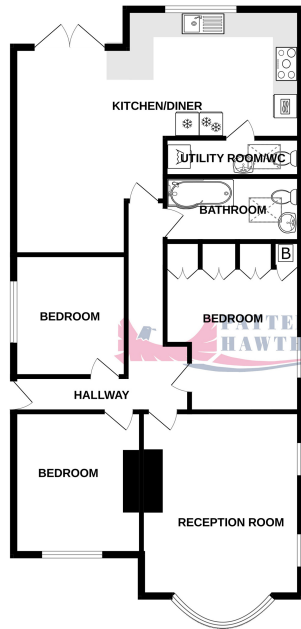


GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA - 1053 sq.ft. (97.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility to check for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homeplan 10/20/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(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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Parsonage Road, Rainham

Guide Price £575,000

- GUIDE PRICE £575,000- £600,000
- THREE BEDROOMS DETACHED BUNGALOW
- PRESENTED TO AN EXCEPTIONAL STANDARD
- 120' REAR GARDEN
- 24' RE-FITTED KITCHEN/DINER
- UTILITY ROOM & SEPARATE WC
- 18' BAY FRONTED RECEPTION ROOM WITH BESPOKE PANNELLING
- MULTI-VEHICLE OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Loft hatch to ceiling, radiator, laminate flooring.

Reception Room

5.54m (into bay) x 3.95m (18' 2" x 13' 0") Double glazed porthole windows to side, double glazed bay windows to front, feature fireplace, built-in base level storage units and shelving, bespoke panelling, radiator, fitted carpet.

Bedroom One

4.22m x 3.31m (13' 10" x 10' 10") Inset spotlights to ceiling, double glazed windows to side, fitted wardrobes, built-in storage cupboard housing boiler, fitted carpet.

Bedroom Two

3.53m x 3.34m (11' 7" x 10' 11") Double glazed windows to front, radiator, fitted carpet.



Bedroom Three

3.02m x 2.83m (9' 11" x 9' 3") Double glazed windows to side, radiator, fitted carpet.

Bathroom

3.37m x 1.62m (11' 1" x 5' 4") Inset spotlights to ceiling, skylight window to ceiling, P-shaped panelled bath, shower, low-level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.



Kitchen / Diner

7.48m x 5.16m (24' 6" x 16' 11") (max) Inset spotlights to ceiling throughout, double glazed windows to rear, kitchen area: a range of integrated handled matching wall and base units, granite work surfaces, inset sink with granite drainer, five ring electric hob, extractor hood, integrated double oven, integrated dishwasher, breakfast bar area, integrated fridge, integrated freezer, granite splash backs, tiled flooring, dining area: modern black radiators to rear and side, tiled flooring, uPVC framed double doors to rear opening to rear garden.



Utility Room / WC

3.36m x 0.93m (11' 0" x 3' 1") Low-level flush WC, hand wash basin, space and plumbing for washing machine, space for tumble dryer, skylight window to ceiling, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 120' Immediate patio, remainder laid to lawn, detached brick garage, access to front both sides via metal gates.

Front Exterior

Mostly paved giving off street parking, part laid to lawn, bush borders.

