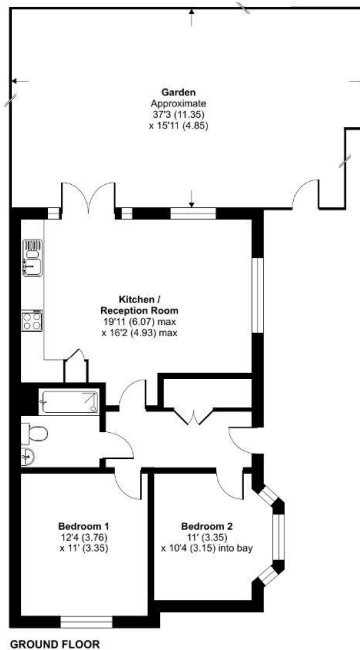




Gilesfield Close, Rainham, RM13

Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2024. Produced for Lux Homes Property Group. REF: 1319985

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(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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Gilesfield Close, Rainham

£385,000

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- EXCLUSIVE 2016 DEVELOPMENT OF THREE BUNGALOWS
- EXCELLENT CONDITION & IMMACULATLY PRESENTED
- ONLY ONE PREVIOUS (CURRENT) OWNER
- MODERN OPEN PLAN KITCHEN / RECEPTION
- TWO CAR OFF STREET PARKING & EV CHARGER
- 37' x 15' EASILY MAINTAINED REAR GARDEN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Large double built-in storage cupboard, radiator, immediate welcome mat flooring, remainder luxury vinyl tiled flooring.

Open Plan Kitchen /Reception Room

6.07m x 4.93m (19' 11" x 16' 2"). Kitchen area: Spotlight bar to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, 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 freestanding fridge freezer, tiled splashbacks, tiled flooring, uPVC framed double glazed double doors to side opening to rear garden. Reception area: Double glazed windows to side and rear, two radiators, luxury vinyl tiled flooring.



Bedroom One

3.76m x 3.35m (12' 4" x 11' 0"). Double glazed windows to side, radiator, fitted carpet.

Bedroom Two

3.35m x 3.15m (into bay) (11' 0" x 10' 4"). Double glazed bay windows to front, radiator, fitted carpet.



Bathroom

2.07m x 2.06m (6' 9" x 6' 9"). Obscure double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin with tiled splashback, chrome hand towel radiator, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 37' x 15'. Part paved, part laid to lawn, access to front both sides via timber gates.

Front Exterior

Part paved, part decorative pebbles, two allocated parking spaces, EV charger.

