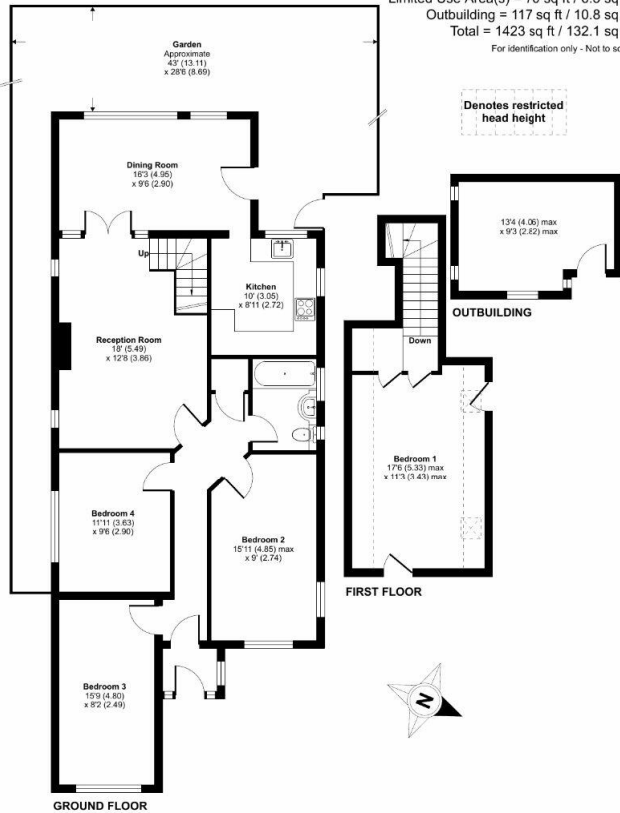


Lake Avenue, Rainham, RM13

Approximate Area = 1236 sq ft / 114.8 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Outbuilding = 117 sq ft / 10.8 sq m
 Total = 1423 sq ft / 132.1 sq m

For identification only - Not to scale



01708 500 000

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Lake Avenue, Rainham

£535,000

- FOUR DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- EXCELLENT CONDITION & IMMACULATEDLY PRESENTED
- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR UP TO FIVE CARS
- 55' WELL MAINTAINED REAR GARDEN WITH TIMBER OUTBUILDING
- RE-FITTED KITCHEN
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM



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GROUND FLOOR

Front Entrance

Via hardwood door opening into porch, obscure double glazed windows to front and side, tiled flooring, second front entrance via double glazed aluminium framed door opening into:

Entrance Hall

Airing cupboard, radiator, hardwood flooring.

Reception Room One

5.48m x 3.84m (18' 0" x 12' 7") Obscure double glazed port-hole style windows to side, polished stone gas fireplace, radiator, hardwood flooring, double glazed windows and doors to rear opening into reception room two, stairs to first floor.

Reception Room Two

4.94m x 2.87m (16' 2" x 9' 5") Inset spotlights to ceiling, radiator, uPVC framed obscure double glazed single door to side opening to rear garden, uPVC framed double glazed sliding doors to rear opening to rear garden, laminate flooring.

Kitchen

3.03m x 2.7m (9' 11" x 8' 10") Spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, integrated double oven, electric hob, extractor hood, space & plumbing for washing machine, space for American style fridge freezer, tiled walls, laminate splash backs, radiator, laminate flooring.



Bedroom One

4.84m x 2.74m (15' 11" x 9' 0") Double glazed windows to front and side, radiator, fitted carpet.

Bedroom Two

3.64m x 2.88m (11' 11" x 9' 5") Double glazed windows to side, radiator, fitted carpet.

Bedroom Three

4.8m x 2.47m (15' 9" x 8' 1") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.34m x 1.66m (7' 8" x 5' 5") Obscure double glazed windows to side, low level flush WC, hand wash basin set on a range of base units, panelled bath, shower, radiator, tiled walls, tiled flooring.

FIRST FLOOR

Bedroom Four

5.04m x 3.41m (16' 6" x 11' 2") Two skylight windows with integral blackout blinds, radiator, built in storage cupboard and storage in eaves, laminate flooring.



EXTERIOR

Rear Garden

Approximately 55' Immediate wrap-around patio, raised brick flowerbed border and gravel slate border, remainder laid to lawn, access to front via timber gate, timber shed and timber outbuilding with power and lighting to rear.

Front Exterior

Laid to decorative pebbles giving off street parking for up to five cars, raised bush and plant borders.

