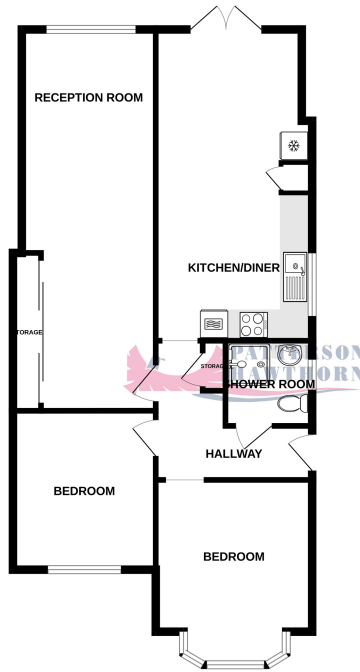


GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(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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Penderley Road, Rainham

£390,000

- EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW
- 21' RE-FITTED MODERN KITCHEN / DINER
- 26' DOUBLE RECEPTION ROOM
- 2022 NEW DRIVEWAY GIVING OFF STREET PARKING FOR THREE CARS
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)
- SOUGHT AFTER ROAD IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Side Entrance

Via uPVC door opening into:

Hallway

Radiator, built in storage cupboard, laminate flooring.

Double Reception Room

8.05m x 2.84m (26' 5" x 9' 4") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom One

4.28m Into Bay x 3.33m (14' 1" x 10' 11") Double glazed bay windows to front, radiator, laminate flooring.

Bedroom Two

3.36m x 3.03m (11' 0" x 9' 11") Double glazed windows to front, radiator, laminate flooring.

Shower Room

1.84m x 1.8m (6' 0" x 5' 11") Obscure double glazed windows to side, low level flush WC, hand wash basin with mixer tap set on a laminate surface over a pair of base units, rainfall shower cubicle, gunmetal grey hand towel radiator, tiled walls, laminate flooring.



Kitchen / Diner

6.57m x 3.32m (21' 7" x 10' 11") (Max) Kitchen area: Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, inset spotlights to ceiling, obscure double glazed windows to side, a range of integrated handled matching wall and base units, granite work surfaces, inset sink and granite drainer with mixer tap, integrated oven with four ring induction hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, granite splash backs, tiled flooring. Dining area: Radiator, tiled flooring, double glazed windows and uPVC framed double doors to rear opening to rear garden.

EXTERIOR

Rear Garden

Approximately 56' Immediate raised patio area to rear, remainder laid to lawn, block-built shed to rear, access to front via metal gate.

Brick Garage

4.7m x 2.26m (15' 5" x 7' 5") Double glazed windows, uPVC door to rear, metal roller door to front.

Front Exterior

Fully paved giving off street parking for three cars, paved pathway to side leading to garage.