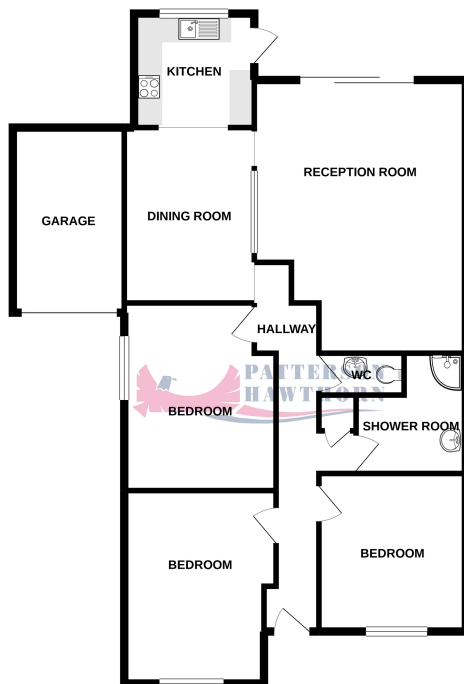
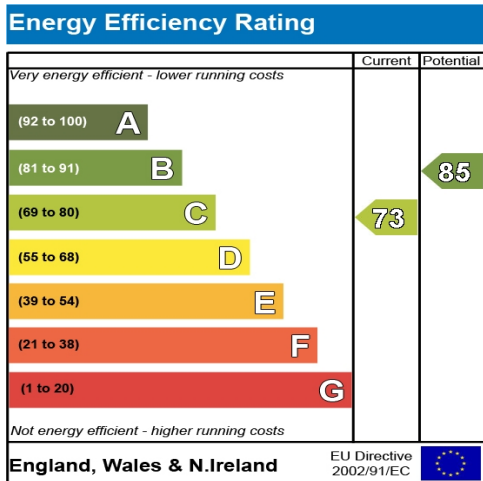


GROUND FLOOR  
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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.  
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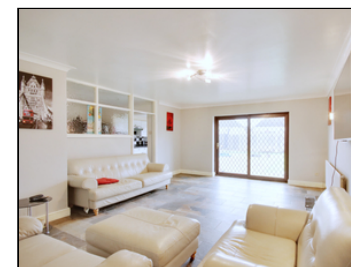
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## Cloister Close, Rainham

### Guide Price £450,000

- THREE DOUBLE BEDROOMS DETACHED BUNGALOW
- EXCELLENT CONDITION THROUGHOUT
- TWO RECEPTION ROOMS
- GARAGE & OFF STREET PARKING FOR FOUR CARS
- WET ROOM & SEPARATE WC
- VILLAGE CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES & SHOPS WITH EASY ACCESS TO A13 & M25
- 0.8 MILES TO RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Inset spotlights to ceiling, tiled flooring.

### **Bedroom One**

3.41m x 3.17m (11' 2" x 10' 5") Double glazed windows to front, radiator, fitted carpet.

### **Wet Room**

2.36m x 1.51m (7' 9" x 4' 11") x 2.43m (8' 0") Shower, hand wash basin, radiator, part tiled walls, non-slip vinyl flooring.

### **Separate WC**

Comprising low level flush WC, part tiled walls, tiled flooring.

### **Bedroom Two**

4.04m x 3.26m (13' 3" x 10' 8") Double glazed windows to side, radiator, fitted carpet.



### **Kitchen / Diner**

6.24m x 2.8m (20' 6" x 9' 2") Inset spotlights to ceiling, double glazed windows to front, kitchen area; a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, integrated oven, four ringed electric hob, extractor hood, space for further appliance, tiled splash back, hardwood door to side leading to rear garden, dining area; radiator, tiled flooring throughout.

### **Reception Room**

5.91m x 4.56m (19' 5" x 15' 0") uPVC framed sliding door to rear opening to rear garden, two radiators, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 44ft x 36ft - Part paved and part laid to artificial grass, access to front via metal gate.

### **Front Exterior**

Hard standing path, small laid to lawn garden.