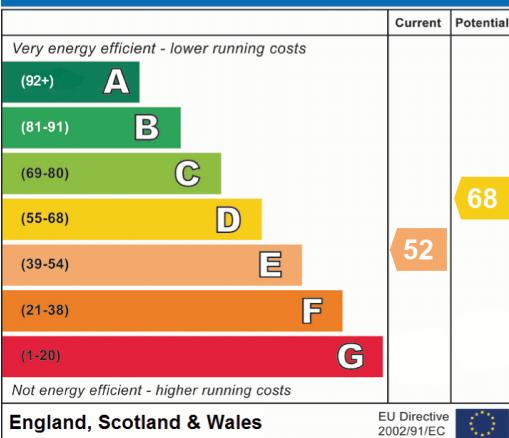


## Energy Efficiency Rating



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## New Road, Rainham

**£450,000**

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- EPC RATING E & COUNCIL TAX BAND C
- APPROX 1258 SQUARE FEET OF LIVING SPACE
- 18' RECEPTION ROOM
- 19' KITCHEN/DINER
- 22' INTEGRAL GARAGE WITH POTENTIAL TO CONVERT
- 60' REAR GARDEN & ADDITIONAL FRONT GARDEN
- OFF STREET PARKING

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## Kitchen / Diner

5.94m x 3.21m > 2.44m (19' 6" x 10' 6" > 8' 0"). Double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, freestanding cooker, washing machine, extractor hood, tiled splashbacks, radiator, vinyl tiled flooring, built-in storage cupboard, aluminium framed double glazed single door to side opening into:

## Conservatory

3.24m x 2.82m (10' 8" x 9' 3"). Double glazed windows throughout, corrugated plastic roof/ceiling, radiator, vinyl flooring, aluminium framed sliding double glazed door to rear opening to rear garden, access to:

## Integral Garage (Divided by Stud Wall)

6.73m x 3.24m (22' 1" x 10' 8"). Up and over door to front, power and lighting.

## Shower Room

Window to rear, hand wash basin, shower cubicle, hand towel radiator, towel rails, tiled walls, carpet tiled flooring.

## Separate WC

Obscure window to rear, low level flush WC, vinyl tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 60'. Immediate patio, remainder laid to lawn, pond, various tree borders, access to front via timber gate.

### Front Exterior

Laid to lawn front garden, paved driveway in front of garage giving off street parking for two cars.

## GROUND FLOOR

### Front Entrance

Via aluminium framed double glazed single door opening into porch; carpet tiled flooring, double glazed windows to front, second front entrance via hardwood door opening into:

### Entrance Hall

Exposed timber beams to ceiling, built in storage cupboard, access to accommodation, base-level storage unit housing electricity meter and fuse box, obscure windows to front, vinyl flooring.

### Reception Room

5.69m x 3.36m (18' 8" x 11' 0"). Double glazed windows to rear and side, feature exposed brick fireplace, radiator, laminate flooring, hardwood framed double doors to front opening into bedroom one, uPVC framed French doors to rear opening to rear garden.

### Bedroom One

3.93m x 3.82m (12' 11" x 12' 6"). Double glazed bay window to front, double glazed window to side with security bars, two radiators, laminate flooring.

### Bedroom Two

3.63m x 3.36m (11' 11" x 11' 0"). Double glazed bay windows to front, fitted wardrobes and over-bed units, fitted drawers, radiator, laminate flooring.