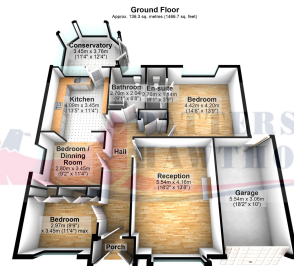


Total area: approx. 136.3 sq. metres (1466.7 sq. feet)



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## Westview Close, Rainham

Guide Price £550,000

- GUIDE PRICE £550,000 - £560,000
- THREE BEDROOM DETACHED BUNGALOW
- VERY RARE OPPORTUNITY
- EXCLUSIVE DEVELOPMENT OF ONLY 4 BUNGALOWS
- EXCELLENT CONDITION THROUGHOUT
- ONLY ONE PREVIOUS (CURRENT) OWNER
- 18' x 13' BAY-FRONTED RECEPTION ROOM
- ENSUITE SHOWER ROOM/ WC TO BEDROOM ONE
- BEDROOM TWO CURRENTLY USED AS DINING ROOM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch; double glazed windows to front and both sides, fitted carpet, second front entrance via uPVC door opening into:

### **Entrance Hall**

Built-in storage cupboard, radiator, fitted carpet.

### **Reception Room**

5.54m x 4.16m (18' 2" x 13' 8"). Double glazed bay windows with integral shutter blinds to front, feature fireplace, two radiators, fitted carpet.

### **Bedroom One**

4.42m x 4.2m (14' 6" x 13' 9"). Double glazed windows with integral shutter blinds to rear, radiator fitted wardrobes and over bed units, fitted carpet.

### **Ensuite Shower Room/WC**

2.76m x 1.14m (9' 1" x 3' 9"). Accessed through part of fitted wardrobe. Obscure double glazed windows to rear, low-level flush WC, hand-wash basin set on base units, shower cubicle, tiled walls, radiator, tiled flooring.

### **Bedroom Two (Currently used as Dining Room)**

3.45m x 2.8m (11' 4" x 9' 2"). Double glazed windows to side, radiator, fitted carpet.



### **Bedroom Three**

3.45m x 2.97m (into fitted wardrobe) (11' 4" x 9' 9"). Double glazed windows with integral shutter blinds to front, radiator, fitted wardrobes, fitted carpet.

### **Kitchen**

4.09m x 3.45m (13' 5" x 11' 4"). Daylight spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, composite work surfaces, inset sink and drainer with mixer tap, integrated oven, 5 ring gas hob, extractor hood, integrated freezer, integrated fridge, glass splashbacks, porcelain tiled flooring, radiator, uPVC framed double glazed single door to rear opening into:

### **Conservatory / Utility Room**

3.76m x 3.45m (12' 4" x 11' 4"). Double glazed windows throughout, laminate worksurface over one base unit and space and plumbing for washing machine, tiled flooring uPVC framed double glazed double doors to side opening to rear garden.



### **Shower Room**

2.76m x 2.04m (9' 1" x 6' 8"). Obscure double glazed windows to rear, loft hatch to ceiling, low-level flush WC, hand-wash basin set on base unit, shower cubicle, radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 44' x 41'. Part sandstone patio, part raised artificial grass area, raised brick bush borders, access to front via metal gate, detached brick shed/outbuilding, access to:



### **Attached Garage**

5.54m x 3.06m (18' 2" x 10' 0"). Power and lighting, built-in storage cupboards, up and over door to front, uPVC door to rear.

### **Front Exterior**

Imprinted concrete driveway giving off street parking.

