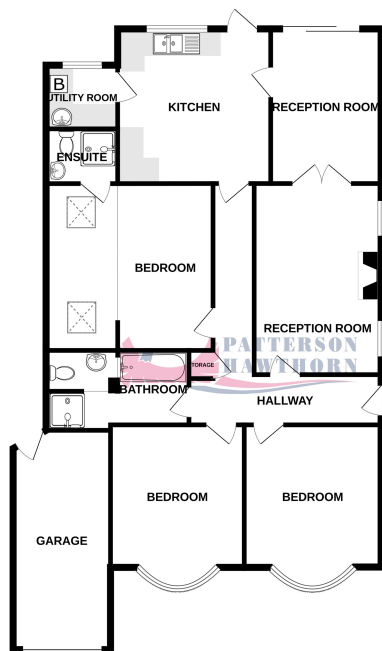


GROUND FLOOR  
1346 sq.ft. (125.1 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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Briscoe Road, Rainham

Guide Price £550,000

- EXTENDED THREE DOUBLE BEDROOMS DETACHED BUNGALOW
- NO ONWARD CHAIN
- LARGE PLOT INCLUDING 130' REAR GARDEN
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)
- TWO RECEPTION ROOMS & UTILITY ROOM
- GARAGE & MULTI-VEHICLE OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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## **GROUND FLOOR**

### **Side Entrance**

Via hardwood door opening into:

### **Hallway**

Built-in storage cupboard, radiator, loft hatch to ceiling with integral pull-down ladder leading to partially boarded and insulated loft, parquet flooring.

### **Reception Room One**

4.87m x 3.64m (16' 0" x 11' 11") Two stained glass windows to side, feature exposed brick fireplace, radiator, parquet flooring, hardwood framed double doors to rear opening into:

### **Reception Room Two**

3.95m x 2.84m (13' 0" x 9' 4") Aluminum framed sliding doors to rear opening to rear garden, feature exposed brick wall, radiator, hardwood flooring.

### **Kitchen / Diner**

3.96m x 3.92m (13' 0" x 12' 10") Double glazed bay windows to rear, a range of matching wall and base units, laminate work surfaces, 2 and a half bowl inset sink with mixer tap, Mosaic tiled splash back, radiator, hardwood door to rear opening to rear garden, hardwood framed door to side opening into:



### **Utility Room**

1.83m x 1.62m (6' 0" x 5' 4") Double glazed windows to rear, laminate work surfaces, inset sink with tiled splash back, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, tiled flooring.

### **Bedroom One**

4.27m x 4.26m (14' 0" x 14' 0") Two lantern skylight windows, radiator, parquet flooring.

### **Ensuite Shower Room**

1.82m x 1.4m (6' 0" x 4' 7") Low level flush WC, hand wash basin, shower cubicle, radiator, tiled walls.

### **Bedroom Two**

3.64m (not including bay) x 3.41m (11' 11" x 11' 2") Double glazed bay windows to front, radiator, parquet flooring.

### **Bedroom Three**

3.64m (not including bay) x 3.42m (11' 11" x 11' 3") Double glazed bay windows to front, radiator, parquet flooring.



### **Bathroom**

3.66m x 2.02m (12' 0" x 6' 8") Opaque double glazed windows to side, panelled bath, hand wash basin, low-level flush WC, shower cubicle, tiled walls, radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 130' Immediate patio, remainder mostly laid to lawn with various flowerbed borders and raised brick flowerbeds, greenhouse, access to front via metal gate.



### **Attached Garage**

5.6m x 2.51m (18' 4" x 8' 3") Metal up and over door to front, hardwood door to rear.

### **Front Exterior**

Paved giving off street parking for multiple cars.

