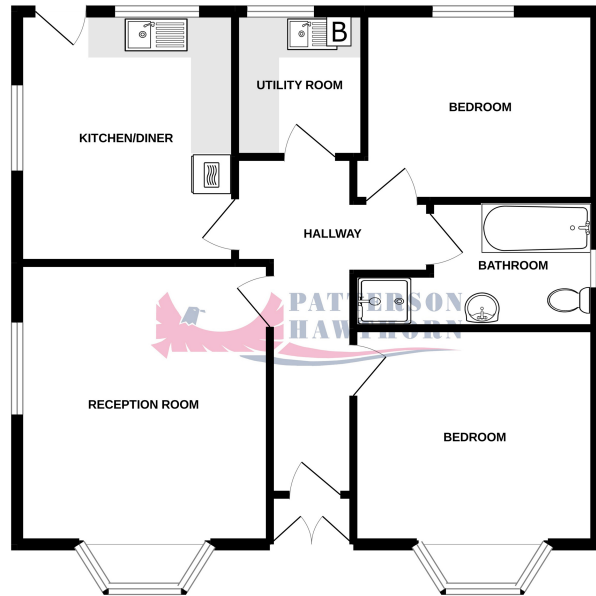


GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA - 769 sq.ft. (71.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given as to their operability or efficiency can be given.  
Made with Metreplan 12/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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## Lambs Lane North, Rainham

### Guide Price £500,000

- TWO BEDROOMS DETACHED BUNGALOW
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD
- APPROX 170' REAR GARDEN & ADDITIONAL FRONT GARDEN
- RE-FITTED FOUR PIECE BATHROOM
- UTILITY ROOM
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM



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## **GROUND FLOOR**

### **Front Entrance**

Via double uPVC doors, opening into Porch; tiled flooring, second front entrance via composite door opening into:

### **Hallway**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, radiator, karndean flooring.

### **Reception Room**

4.22m x 3.79m (13' 10" x 12' 5"). Double glazed bay windows to front, radiator, double glazed windows to side, Karndean flooring.

### **Bedroom One**

3.63m x 3.04m (11' 11" x 10' 0"). Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.47m x 2.84m (11' 5" x 9' 4"). Double glazed windows to rear, radiator, Karndean flooring.



### **Bathroom**

3.61m > 2.49m (11' 10" > 8' 2") x 1.91m (6' 3"). Inset spotlights to ceiling, opaque double glazed windows to side, panel bath, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

### **Utility Room**

2.19m x 1.93m (7' 2" x 6' 4"). Double glazed window to rear, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge, tiled splash backs, boiler, radiator, Karndean flooring and a range of wall and base units.

### **Kitchen/Diner**

3.77m x 3.24m (12' 4" x 10' 8"). Spotlight bars to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, laminate splash backs, radiator, karndean flooring, uPVC framed door to rear opening to rear garden.

## **EXTERIOR**

### **Rear Garden**

Approx. 170'. Immediate wraparound hard standing path, remainder laid to lawn, two timber sheds, small pond, access to front via timber gate.

### **Front Garden**

Laid to lawn with hard standing drive giving off street parking for multiple cars.