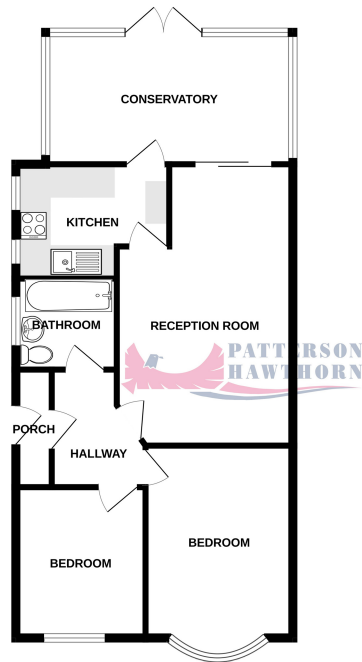


GROUND FLOOR



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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomeSpace 2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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## South Hall Drive, Rainham

£350,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- 18' RECEPTION ROOM & CONSERVATORY (WITH RADIATOR)
- 36' EASILY MAINTAINED REAR GARDEN WITH WHEELCHAIR ACCESS
- HUGE POTENTIAL TO REFUBISH/MODERNISE (LIKE NEIGHBOUR)
- OFF STREET PARKING
- POPULAR RAINHAM VILLAGE LOCATION
- CLOSE TO AMENITIES, SHOPS & SCHOOLS
- WITHIN A MILE OF RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, double glazed windows to front, tiled flooring, second front entrance via uPVC door opening into:

### **Hallway**

Built-in storage cupboard housing gas and electricity metres and fuse box, laminate flooring.

### **Reception Room**

5.64m x 3.62m (18' 6" x 11' 11") > 2.6 m Two radiators, feature fireplace, fitted carpet, sliding doors to rear opening into:

### **Conservatory**

4.7m x 2.6m (15' 5" x 8' 6") Double glazed windows throughout, radiator, tiled flooring, uPVC framed double doors to rear opening to rear garden.



### **Kitchen**

3.07m x 2.74m (10' 1" x 9' 0") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, vinyl flooring, uPVC framed door to rear opening into conservatory.



### **Bedroom One**

4.19m x 3.0m (13' 9" x 9' 10") Double glazed bay windows to front, radiator, fitted wardrobes and over bed units, fitted drawer units, fitted carpet.

### **Bedroom Two**

3.02m x 2.33m (9' 11" x 7' 8") Double glaze windows to front, radiator, fitted wardrobes, fitted carpet.



### **Bathroom**

1.76m x 1.66m (5' 9" x 5' 5") Double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower attachment, part tiled walls, chrome hand towel radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 36' Immediate raised path for wheelchair access to rear, remainder laid to lawn and paved, timber shed, access to front via timber gate.



### **Front Exterior**

Fully paved giving off street parking.