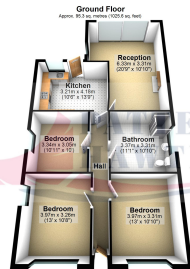


Total area: approx. 95.3 sq. metres (1025.6 sq. feet)



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## Parsonage Road, Rainham

£550,000

- EXTENDED THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- 130 REAR GARDEN (APPROX)
- HUGE POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- 20' RECEPTION ROOM
- SUITABLE FOR WHEELCHAIR USERS
- 11' x 10' MODERN WET ROOM
- EPC RATING D & COUNCIL TAX BAND E



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>	60	72
(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:

### **Entrance Hall**

Loft hatch to ceiling, radiator, fitted carpet.

### **Bedroom One**

3.97m x 3.26m (13' 0" x 10' 8") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.97m x 3.31m (13' 0" x 10' 10") Double glazed windows to front and side, fitted wardrobes, wall units and vanity unit, radiator, fitted carpet.

### **Bedroom Three**

3.34m x 3.05m (10' 11" x 10' 0") Double glazed windows to side, fitted wardrobes and wall units (one housing electricity meter and fuse box), radiator, fitted carpet.



### **Bathroom (Wet Room)**

3.37m x 3.31m (11' 1" x 10' 10") Obscure double glazed windows to side, low level flush WC, hand wash basin, mobility shower cubicle, built in storage with sliding doors, tiled walls, radiator, nonslip vinyl flooring.

### **Kitchen / Diner**

4.18m x 3.21m (13' 9" x 10' 6") Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, space and plumbing for washing machine, integrated dishwasher, integrated fridge freezer, four ring electric hob, extractor hood, part tiled walls, radiator, vinyl flooring, uPVC framed double glazed single door to rear opening to rear garden.

### **Reception Room**

6.33m x 3.31m (20' 9" x 10' 10") Double glazed port hole window to side, feature gas fireplace, two radiators, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

## **EXTERIOR**

### **Rear Garden**

Approximately 130' Immediate ramp access to kitchen door and reception room door, remainder mostly laid to lawn, hardstanding area to centre and rear, detached garage with car pit and adjoining shed, access to front and side via metal gates.

### **Front Exterior**

Fully paved front garden, hardstanding driveway to side leading to garage, giving off street parking for multiple cars.