



## 11 Hutsford Close

Rainham, ME8 9SS

Guide price £400,000



Guide Price £400,000 to £425,000. A superbly presented and deceptively large home boasting spacious and extended accommodation. Downstairs is considered a real tardis comprising of a modern kitchen/breakfast room with Quartz work tops, a light and airy lounge, separate dining room, cloakroom and ample storage. You will be greeted by three good sized bedrooms upstairs along with an immaculate bathroom. Externally the westerly facing garden provides a lovely sun trap, and the frontage has a wide driveway leading to the garage/storage space. Hutsford Close is a highly popular cul de sac nestled close to Parkwood shops, numerous schools and motorway links.



Hallway

Cloakroom

Kitchen/Breakfast Room

15'3 x 8'7 (4.65m x 2.62m)

Walk In Store Room

Lounge

19'3 x 11'10 (5.87m x 3.61m)

Dining Room

12'1 x 11'9 (3.68m x 3.58m)

Stairs Up

Bedroom One

12'1 x 10'10 (3.68m x 3.30m)

Bedroom Two

10'10 x 8'10 (3.30m x 2.69m)

Bedroom Three

9'2 x 7'9 (2.79m x 2.36m)

Bathroom

7'9 x 5'9 (2.36m x 1.75m)

Driveway

Garage/Storage Space

13'8 x 11'6 (4.17m x 3.51m)

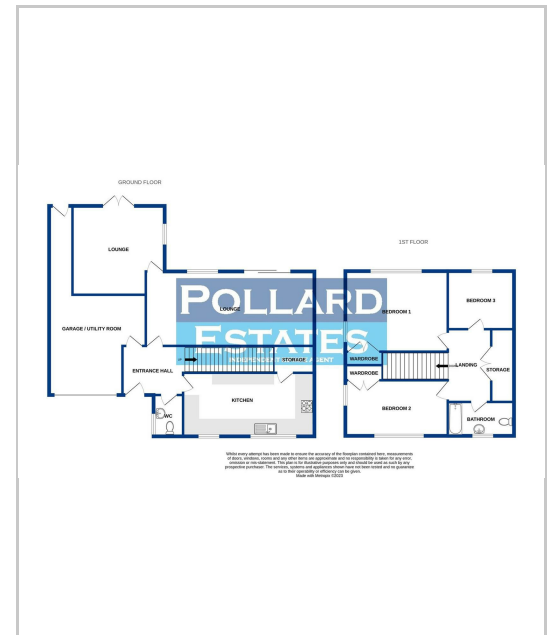
Rear Garden

westerly facing (westerly facing)

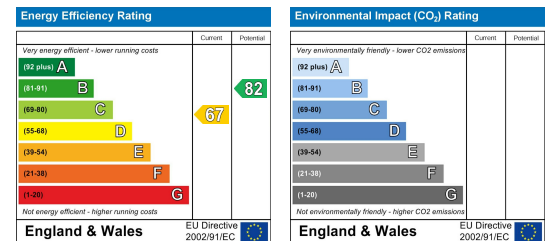
## Area Map



## Floor Plans



## Energy Efficiency Graph



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