



## 7 Wilks Close

Rainham, ME8 8EY

Offers in excess of £525,000



A deceptively spacious home offering annex style versatility and flexible accommodation, which could be utilised in whichever way best suits your family's needs. Originally built as a three bedroom house, the addition of a two storey extension is what makes this property so unique from the others which you will find on this popular development. Accommodation includes two receptions, a fitted kitchen/diner with breakfast bar, a large master bedroom with an en suite shower room, a family bathroom and cloakroom. The garden has been tastefully improved, including low maintenance artificial turf, and the garage partially converted to create well proportioned home office space with power and light. Ideally located for walking to the mainline station and Rainham with its shopping precinct and schools. Also close by is the scenic Riverside country park with its walks, picnic spots and play area. Situated in a popular and secluded cul de sac, must be viewed! IDEAL FOR FAMILIES WHO REQUIRE SEPARATE, INDEPENDENT ANNEX STYLE LIVING AREAS.



Door to

Hallway

Cloakroom

Lounge

14'7 x 12'6 (4.45m x 3.81m)

Kitchen

13'7 x 10'1 (4.14m x 3.07m)

Landing

Bathroom

6'7 x 6'2 (2.01m x 1.88m)

Bedroom

13'3 to open wardrobe x 8'8 (4.04m to open wardrobe x 2.64m)

Bedroom

10'2 x 8'85 (3.10m x 2.44m)

Bedroom

9'2 x 6'4 (2.79m x 1.93m)

Door from Kitchen to

Annex

Lounge/Diner

17'3 x 12'3 (5.26m x 3.73m)

Stairs Up

Bedroom

17'4 x 9'1 maximum (5.28m x 2.77m maximum)

En-Suite

6'1 x 4'9 (1.85m x 1.45m)

Garden

approx 33' x 33' maximum (approx 10.06m x 10.06m maximum)

Shed

9'7 x 9'5 (2.92m x 2.87m)

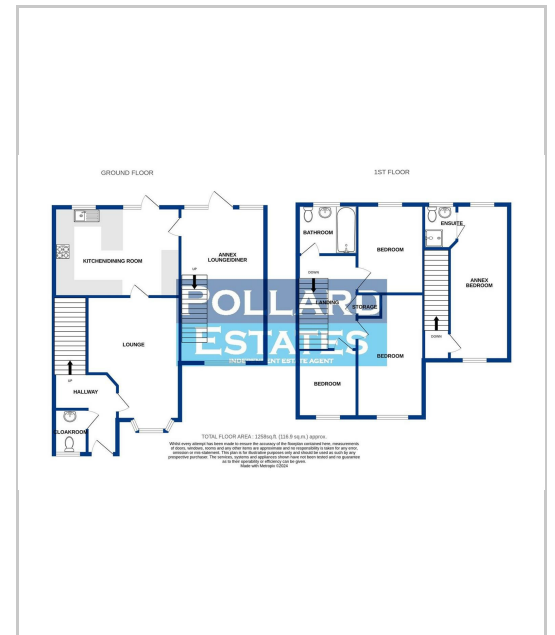
Office/Garage

11'4 x 8'4 (3.45m x 2.54m)

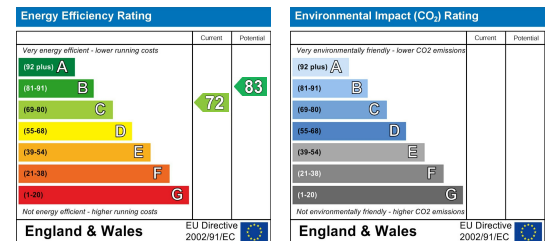
## Area Map



## Floor Plans



## Energy Efficiency Graph



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