



136 Berengrave Lane

Rainham, ME8 7NL

Guide price £400,000



PRICE GUIDE £400,000 to £425,000

A substantially extended 4 bedroom semi detached house offering a wealth of flexible and versatile accommodation. Benefits a cloakroom, modern kitchen, a large lounge running the full length of downstairs and the extra addition of a dining room to rear. The first floor comprises 3 well appointed bedrooms and a family bathroom. The master bedroom includes a tiered feature area overlooking the lovely secluded rear garden. The top floor has a double bedroom offering fantastic views and a walk in wardrobe or study, ideal for anyone working from home. Externally, the spacious garage is currently used as a garden room for entertaining and relaxation purposes. The south/east mature rear garden is approx 55' in length and includes a decent sized patio area. This unique house is perfectly located for Rainham Station, local shops and the picturesque Berengrave Nature Reserve and Riverside Country Park. Viewing is highly recommended!



Entrance Hallway

Downstairs WC

5'7 x 2'8 (1.70m x 0.81m)

Kitchen

11'5 x 10 (3.48m x 3.05m)

Lounge

21'5 max x 11'10 (6.53m max x 3.61m)

Dining Room

12'6 x 10'7 (3.81m x 3.23m)

First floor

Bedroom One

15'7 x 9'9 max (4.75m x 2.97m max)

Bedroom Two

11'9 x 7'9 (3.58m x 2.36m)

Bedroom Four

10'1 x 8'2 (3.05m x 2.49m)

Family Bathroom

7'2 x 6'1 (2.18m x 1.85m)

Top Floor

Bedroom Three

11'2 x 10'10 (3.40m x 3.30m)

Study/Walk-in-Wardrobe

6'3 x 5'2 (1.91m x 1.57m)

Garage - Partially Converted

14'9 x 10'3 (4.50m x 3.12m)

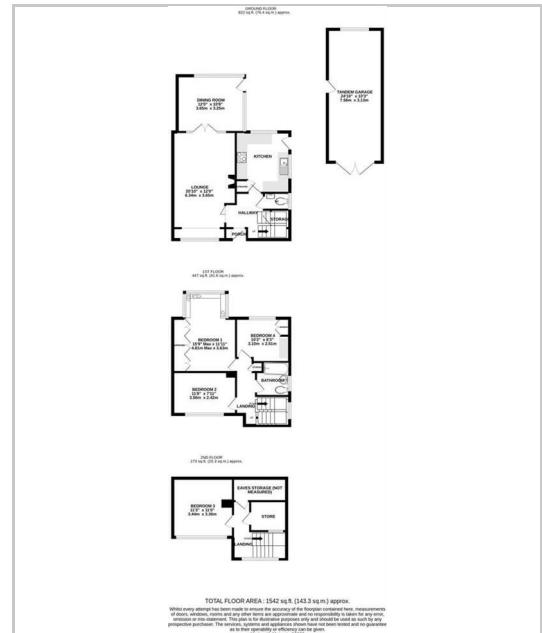
Rear Garden

Driveway

Area Map



Floor Plans

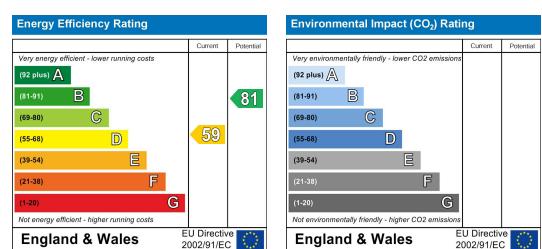


TOTAL FLOOR AREA: 1042 sq.m. (11,133 sq.m.) applies.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. All dimensions, areas and volumes are approximate and may change without notice. Prospective purchasers are advised to check the floorplans for room sizes and areas.

The floorplans are intended for guidance purposes only, may not be to scale and should not be relied upon as anything other than an indicative guide to the overall layout of the property.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.