



## 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)

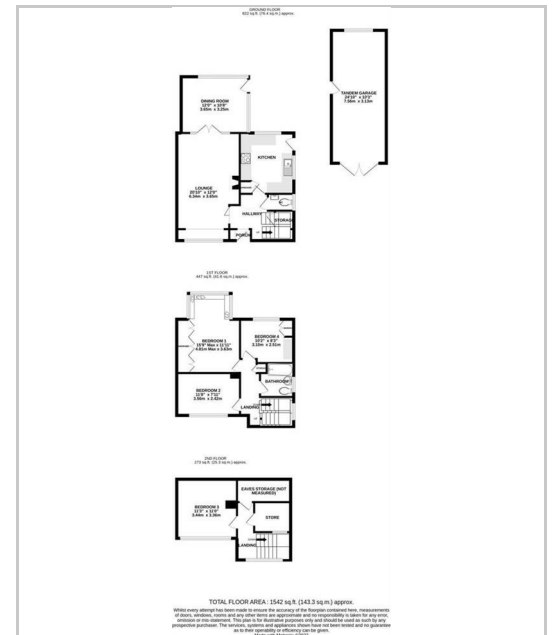
## Rear Garden

## Driveway

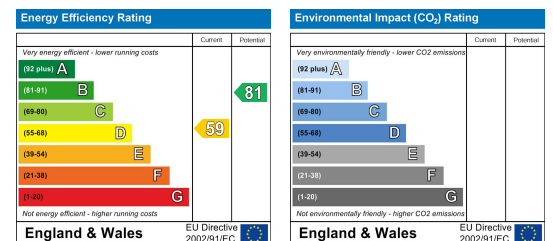
## Area Map



## Floor Plans



## Energy Efficiency Graph



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