



136 Berengrave Lane

Rainham, ME8 7NL

Guide price £400,000 to £425,000



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)

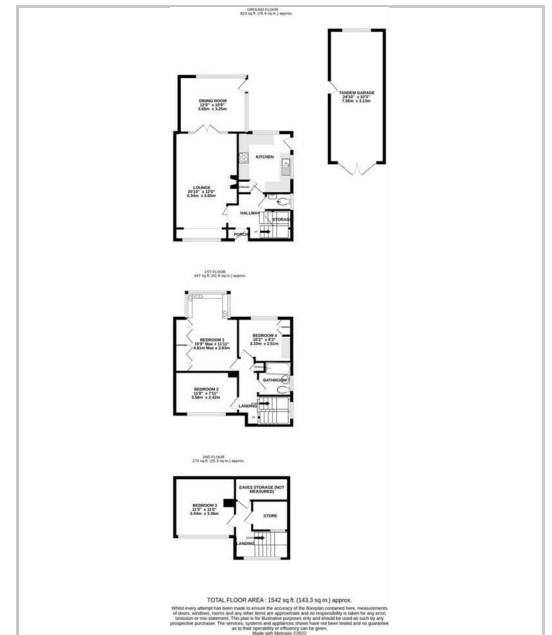
Rear Garden

Driveway

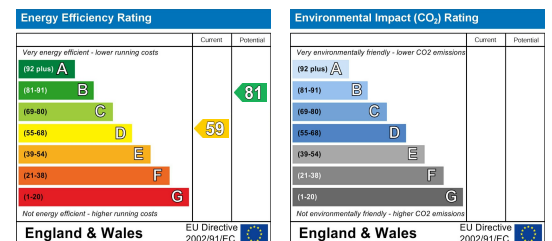
Area Map



Floor Plans



Energy Efficiency Graph



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