32 Chalfont Drive

Rainham, ME8 9DN

Offers in excess of £425,000

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VERY LARGE CORNER PLOT AND FIRST TIME ON THE MARKET! This rarely available and unique home offers expansive, versatile and deceptively spacious accommodation throughout. Downstairs comprises of a generous sized lounge, dining room, kitchen and utility room. The bonus of also having a shower room and bedroom 4/office could prove ideal for an elderly relative or teenager. Upstairs boasts three double bedrooms and a bathroom. The jewel in the crown has to be the huge and sunny aspect corner plot (approx. 100' max x approx. 65' max) offering endless potential for further extension, or perhaps the construction of a separate dwelling (STPP). A double garage and ample parking also add to the appeal. This fantastic property is located in one of Rainham's most sought after roads and within easy reach of numerous primary and secondary schools, motorway access and local shops. NO CHAIN.

Hallway

Lounge
17'1 x 10'1 (5.21m x 3.07m)

Dining Room
13'1 x 8'8 (3.99m x 2.64m)

Kitchen
9'10 x 8'7 (3.00m x 2.62m)

Utility Room
8'2 5' (2.49m 1.52m)

Bedroom 4/Office
10'7 x 7'9 (3.23m x 2.36m)

Shower Room
3'5 x 7'10 (1.04m x 2.39m)

Landing

Bedroom One
14'3 x 10'7 (4.34m x 3.23m)

Bedroom Two
10'7 x 9'10 (3.23m x 3.00m)

Bedroom Three
12'7 x 8'8 (max) (3.84m x 2.64m (max))

Bathroom

Corner Plot Garden
approx 100' max x approx 65' max (approx 30.48m max x approx 19.81m max)
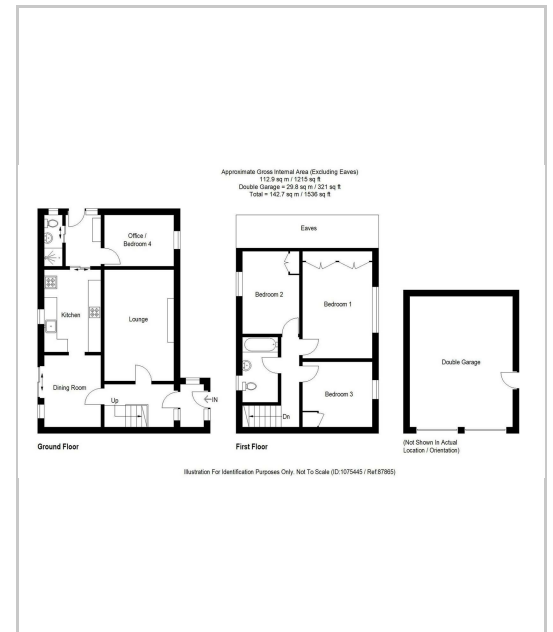
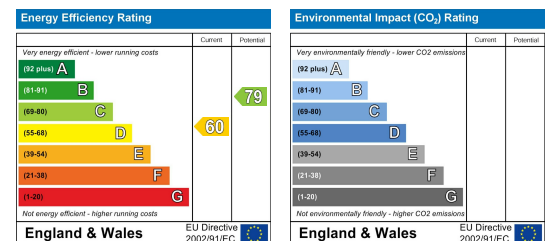## Double Garage
19'10 x 16'1 (6.05m x 4.90m)

Driveway

Area Map

Floor Plans

Energy Efficiency Graph