



## 32 Chalfont Drive

Rainham, ME8 9DN

Offers in excess of £425,000



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

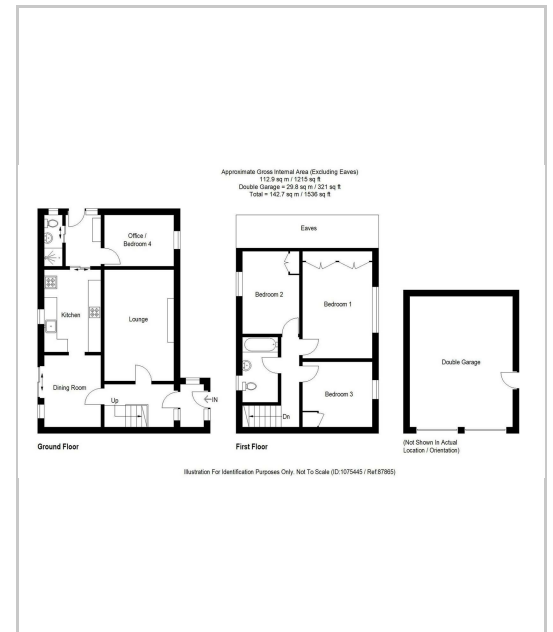
19'10 x 16'1 (6.05m x 4.90m)

## Driveway

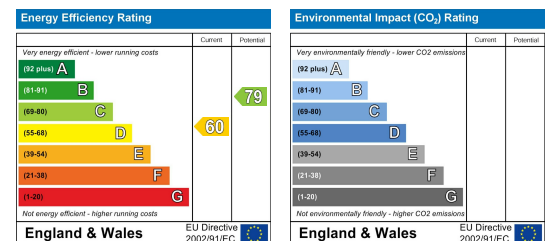
## Area Map



## Floor Plans



## Energy Efficiency Graph



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