



## 32 Sunningdale Close

Rainham, ME8 9EF

Guide price £450,000



PRICE GUIDE £450,000 TO £475,000. A substantial sized chalet bungalow genuinely providing an abundance of flexible and versatile accommodation, satisfying a plethora of buyer requirements. The configuration of this extended home is ideal for families who live with an elderly relative who desire some independent living, or maybe an older teenager, sharing only the kitchen. The considerate layout also provides numerous storage areas for convenience. The fibre glass roof on the extension provides peace of mind to a buyer concerned about potential future costly repairs.

The good sized driveway helps the pleasing kerb appeal of this CHAIN FREE home. Sunningdale Close is a small cul-de-sac with only 10 properties, which popularity never diminishes. Local schools, motorway links and shops are all located within a short drive away. Must be viewed to be appreciated!



Door To

Porch

Door To

Hallway

Dining Room

13'4 x 10'1 (4.06m x 3.07m)

Bedroom 2

11'8 x 9'1 (3.56m x 2.77m)

Lounge 2

14'6 x 13'1 (max) (4.42m x 3.99m (max))

Rear Room

12'6 x 8'9 (3.81m x 2.67m)

Kitchen

21'8 x 8'2 (6.60m x 2.49m)

Office/Study

12' x 10'5 (3.66m x 3.18m)

Shower Room

7'3 x 6'4 (2.21m x 1.93m)

Stairs Up

Landing

Bedroom 1

17'9 x 10'2 (into wardrobes) (5.41m x 3.10m (into wardrobes))

Bedroom 3

9'9 x 7'1 (2.97m x 2.16m)

Bedroom 4

8'1 x 7'1 (2.46m x 2.16m )

Bathroom

11'1 x 6'4 (3.38m x 1.93m)

Garden

approx 55' x 35' (approx 16.76m x 10.67m )

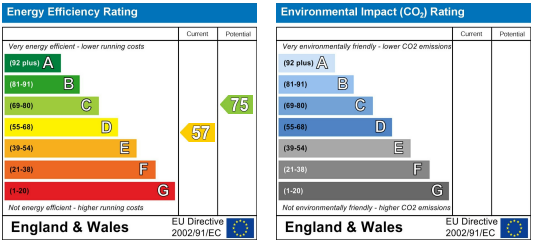
Area Map



Floor Plans



Energy Efficiency Graph



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