



72 Campleshon Road

Rainham, ME8 9LF

Guide price £400,000



Guide Price £400,000 to £425,000

Located in the popular Parkwood area, this three-bedroom detached property offers a practical layout and scope for further improvement. Within walking distance of Parkwood Primary School and close to a range of other primary and secondary schools, the home also benefits from excellent access to motorway links and public transport. Parkwood Shopping Centre is nearby, providing useful local amenities.

The ground floor includes a spacious porch, a welcoming hallway, a downstairs W/C, and an excellent sized and extended lounge/diner, perfectly complimented with ample natural light. The stylish kitchen/breakfast room is fitted with a range of units.

Upstairs, the landing offers additional storage, two double bedrooms, and a larger-than-average single bedroom. The family bathroom completes the first floor.

Outside, there is a sunny aspect, southerly facing and tiered rear garden. The front provides driveway parking and access to the detached garage.

This property presents an opportunity to personalise and potentially extend, subject to planning permission. NO CHAIN.



Porch
11'1 x 4'0 (3.38m x 1.22m)

To Hallway

Cloakroom
4'9 x 3'3 (1.45m x 0.99m)

Kitchen
10'5 x 10'1 (3.18m x 3.07m)

Lounge/Diner
21'2 x 17'1 (6.45m x 5.21m)

Landing

Bedroom 1
11'6 x 10'0 (3.51m x 3.05m)

Bedroom 2
10'7 x 10'3 (3.23m x 3.12m)

Bedroom 3
10'4 x 7'1 (3.15m x 2.16m)

Bathroom
6'7 x 6'8 (2.01m x 2.03m)

Garage
24 x 8 (7.32m x 2.44m)

Garden
40 x 35 (12.19m x 10.67m)

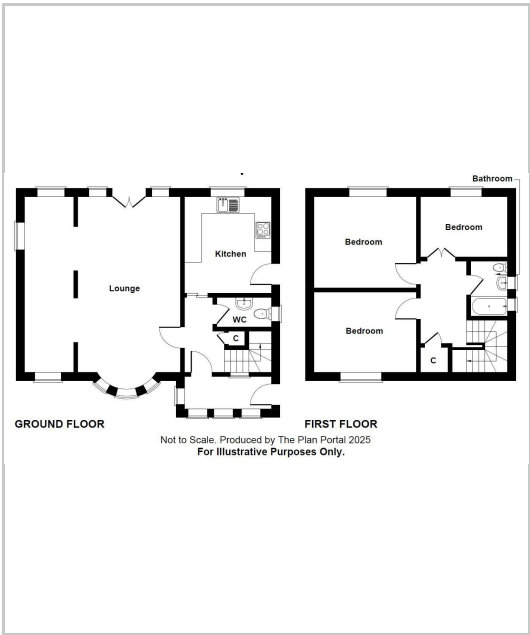
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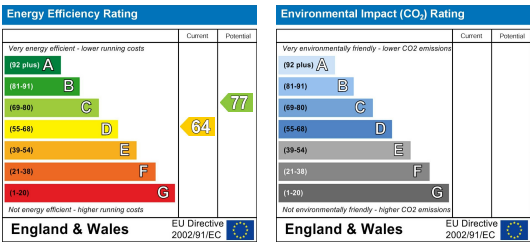
Area Map



Floor Plans



Energy Efficiency Graph



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