



## 22 Langdale Close

Rainham, ME8 7AQ

Guide price £300,000



PRICE GUIDE £300,000 - £325,000. A spacious and extended family home offered with the benefit of NO ONWARD CHAIN. Accommodation comprises of a hallway, kitchen, a large and practical sized lounge, perfectly complimented by a rear extension offering a dining area, and office/playroom, adding to the versatility. Upstairs features 2 double bedrooms, a further single and bathroom. The low maintenance rear garden has an appealing westerly sunny aspect. The frontage provides off road parking and a useful garage. Although in need of modernisation, this end of terrace home boasts attractive kerb appeal and a popular location, close to the highly regarded Rainham Mark Grammar school, three leisure centre's, motorway access and Tesco Extra. A good sized house with superb potential!



Door to

Porch

Hallway

Kitchen

10'3 x 6'9 (3.12m x 2.06m)

Lounge

18'2 x 15'5 (5.54m x 4.70m)

Dining Area

8'8 x 7'5 (2.64m x 2.26m)

Utility/Playroom/Office

8'1 x 6'5 (2.46m x 1.96m)

Stairs Up From Lounge

Landing

Bedroom 1

12'6 x 12'0 (3.81m x 3.66m)

Bedroom 2

12'9 x 10'1 (3.89m x 3.07m)

Bedroom 3

8'7 x 6'8 (2.62m x 2.03m)

Bathroom

7'3 x 5'8 (2.21m x 1.73m)

Garden

Driveway

Garage

16'10 x 7'5 (5.13m x 2.26m)

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Area Map



Floor Plans



Energy Efficiency Graph

