



## Stanley Road North, Rainham

£525,000 Freehold

Semi Detached Bungalow • CHAIN FREE • Excellent Condition • Spacious Kitchen/Lounge/Diner • Approx. 70ft Rear Garden • Off Street Parking • Double Glazed • Gas Central Heating (Not Tested)





CHAIN FREE, 3-bed semi-detached bungalow in excellent condition. Spacious kitchen/lounge/diner, modern bathroom, double glazing, gas central heating (untested). Approx. 70ft garden, off-street parking for multiple cars. Ideal location with amenities nearby. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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**Hallway**

Laminate flooring, flat plastered walls and ceiling with spot lights, radiator, loft hatch, doors to

**Bedroom 1**

13' 2" x 9' 5" (4.02m x 2.86m)

Laminate flooring, radiator, flat plastered walls and ceiling, double glazed uPVC window to front aspect.

**Bedroom 2**

14' 9" x 9' 5" (4.49m x 2.87m)

Laminate flooring, radiator, flat plastered ceiling and walls, double glazed uPVC window to rear aspect.

**Bedroom 3**

11' 1" x 9' 10" (3.37m x 3.00m)

Laminate flooring, radiator, flat plastered ceiling and walls, double glazed uPVC window to front aspect.

**Bathroom**

10' 9" x 5' 6" (3.27m x 1.67m)

4 piece suite comprising low level w/c, wash hand basin, panel enclosed bath, shower cubicle with built in shower, ceramic tiled floor and splash backs, flat plastered ceiling with spot lights, heated towel rail.

**Open Plan Living Room/Kitchen**

30' 9" x 13' 7" (9.38m x 4.14m)

with measurements narrowing to 6.571 x 2.985m. Living Area - Laminate flooring, radiator, flat plastered ceiling and walls, double glazed uPVC window to side aspect, double glazed uPVC double doors to garden.

**Kitchen Area**

Kitchen Area - Eye and base units, marble effect work tops, space and plumbing for washing machine, fridge freezer, electric oven and gas hob, radiator, laminate floor, flat plastered walls and ceiling.

Ground Floor  
884 sq.ft. (82.1 sq.m.) approx.



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TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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