



## 3 King Edward Avenue

Rainham, RM13 9RH

**Offers In The Region Of £560,000**



**\*\*WORK FROM HOME\*\*** This unique 2 bedroom bungalow in Rainham offering modern living with the added benefit of a FULLY OPERATIONAL GARAGE, complete with inspection pit, office and storage, ideal for a mechanic or anyone needing a dedicated workspace with authorised commercial access.

Inside, the home features a modern kitchen, spacious living room, separate dining room, family bathroom, plus an additional shower room with its own toilet and basin. Both bedrooms are well-sized and neatly presented.

Located just 1.1 miles from Rainham (Essex) Station, the property also sits close to excellent schools including Parsonage Farm Primary (320 yards), Brady Primary, Rainham Village Primary and Harris Academy.

A versatile home offering comfort, convenience and outstanding work-from-home potential.  
Call Smooth Move on 01277 600 700 to book a viewing



Hallway

Hallway leading to Lounge, Bedroom 1, Bedroom 2, Reception 2 & Bathroom, Wallpapered and painted cream, white plastered ceiling, dark blue carpet, loft access (with ladder) and double radiator, electric meter including phase 3

Reception 1 13'9" x 10'6" (4.21 x 3.22)

Cream painted plastered walls, plastered ceiling painted white, cream carpet, large bay window, UPVC double glazed, with stained glass flower to top panels. 2 x radiator

Reception 2 10'7" x 10'4" (3.25 x 3.16)

Plaster walls painted cream, white painted ceiling, brown carpet, white wooden door, UPVC double glazed window to side aspect, double radiator

Bedroom 1 13'9" x 10'7" (4.21 x 3.25)

Painted cream with 1 feature wall, tiled ceiling, beige carpet, white wooden door. white UPVC double glazed window with blue flower stained glass panels to top openers, 2 x radiators

Bedroom 2 10'7" x 10'4" (3.25 x 3.16)

Grey Wallpaper, tiled ceiling, beige carpet and white wooden door, double radiator with shelf, fireplace and alcove with hanging rails, archway leading to ensuite

Kitchen 14'9" x 8'0" (4.5 x 2.45)

Plastered walls painted white, white plastered ceiling, dark grey tiled marble effect floor, White UPVC double glazed glass door to side entrance, white framed glass door leading to reception 2. 3 x white upvc double glazed window to rear aspect, Cupboard housing tumble dryer and boiler. A range of white low and high level units, with black marble effect worktops, black and white tiles and splash back to hob. 1.5 bowl stainless steel sink with drainer, stainless steel mixer taps. plumbing for washing machine and dishwasher, space for full length fridge freezer, electric oven, hob, and built in microwave, extractor and radiator.

Bathroom 7'8" x 5'8" (2.36 x 1.73)

Beige ceramic tiles, white plaster ceiling and vinyl floor, white wooden door, white bathroom suit with mains shower over bath, glass shower screen, heated towel rail, mirrored cabinet and extractor

ensuite 8'0" x 7'2" (2.45 x 2.19)

Plastered walls painted cream, white artex ceiling, cream tiled floor, shower cubicle with electric shower, basin & separate WC, extractor, white UPVC velux window and white UPVC double glazed window to rear aspect.

Commercial Garage 25'11" x 24'6" (7.91 x 7.47)

Fully functioning garage including inspection pit phase 3 electric

Office 15'7" x 7'10" (4.75 x 2.4)

With W.C & basin

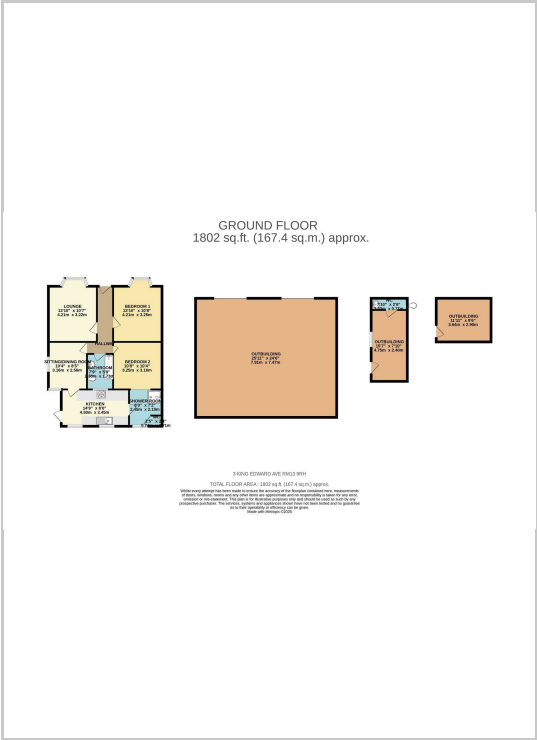
Outbuilding 11'11" x 9'6" (3.64 x 2.9)

Adjoining to main garage

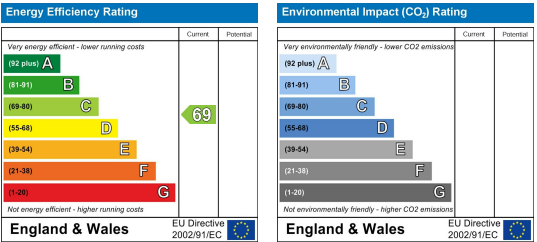
Area Map



Floor Plans



Energy Efficiency Graph



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