

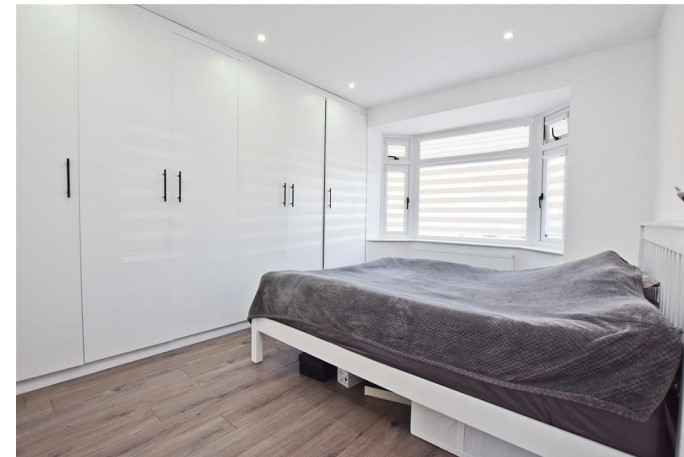


172 Wigmore Road

• Rainham, Wigmore

Price: Offers Over £550,000





172, Wigmore Road, , ME8 0TJ  
Offers Over £550,000

- OFFERS OVER £550,000
- THREE BEDROOM DETACHED BUNGALOW
- DRIVEWAY
- GARAGE
- WET ROOM
- LANDSCAPED REAR GARDEN
- APPROX 150FT REAR GARDEN
- CLOSE TO M2 MOTORWAY
- CTAX BAND: E
- EPC RATING: D

Simply stunning 3 bedroom extended detached bungalow located on the popular & sought after Wigmore Road. The property has been renovated to a high standard throughout and benefits from a large driveway, garage, approximately 150ft rear garden and a large open plan lounge/kitchen/diner.

EPC Rating: D

**Entrance Hall**  
6'1" x 19'5" (1.86m x 5.92m)

**Master Bedroom**  
10'11" x 10'11" (3.33m x 3.34m)

**2nd Bedroom**  
10'11" x 11'3" (3.33m x 3.45m)

**3rd Bedroom**  
10'10" x 6'11" (3.31m x 2.11m)

**Wet Room**  
7'6" x 6'3" (2.29m x 1.91m)

**Lounge/Kitchen/Diner**  
24'10" x 20'0" (7.58m x 6.12m)

**Garden**  
Approx 150ft

**Garage**  
Single Garage/Workshop

**\*\* AGENT NOTE, PLEASE NOTE THAT THE VENDOR IS RELATED TO A MEMBER OF STAFF AT HARRISONS REEVE \*\***

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It should also be noted that the vendor is related to a member of staff at Harrisons Reeve.







Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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