







103, Orchard Street, , ME8 9AD Offers Over £450,000

- 2 BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE/DINER
- · AIR CONDITIONING UNIT
- · CLOSE TO TRAIN STATION AND LOCAL AMENITIES
- FULLY REFURBISHED AND MODERNISED
- WOODEN CABIN
- GARAGE
- OFF ROAD PARKING
- · EPC RATING 'D'
- · COUNCIL TAX BAND 'E'

Nestled on the charming Orchard Street in Rainham, this delightful detached bungalow offers a perfect blend of modern living and comfort. This property is designed for both relaxation and entertaining. The open-plan reception room is a standout feature, fully modernised to a high standard, providing a bright and airy space that is sure to impress.

This bungalow boasts two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The shower room is thoughtfully designed, ensuring convenience and style. One of the highlights of this home is the air conditioning, which adds an extra layer of comfort, particularly during the warmer months.

The exterior of the property is equally appealing, featuring beautifully landscaped gardens that offer a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Whether you are hosting a summer barbecue or enjoying a quiet evening under the stars, the qardens provide a perfect backdrop.

In summary, this modernised bungalow on Orchard Street is a rare find, combining contemporary amenities with a tranquil setting. It is an ideal choice for anyone looking to settle in a welcoming community while enjoying the comforts of a well-appointed home. Don't miss the opportunity to make this lovely property your own.

# PORCH

7'4" x 7'0" (2.25 x 2.14)

#### LOUNGE/DINER/KITCHEN

29'8" x 14'2" (9.06 x 4.34)

Fitted kitchen with integral appliances including an electric steam cooker and electric oven and gas hob, dishwasher, fridge freezer and washing machine. Air conditioning unit, two sliding patio doors. modern radiators

#### BEDROOM 1

11'10" x 12'4" (3.63 x 3.78) Fitted wardrobes, Radiator.

## BEDROOM 2

10'5" x 11'0" (3.19 x 3.36) Fitted wardrobes, radiator.

# SHOWER ROOM

5'5" x 10'0" (1.67 x 3.05)

Shower cubicle, pedestal toilet, vanity unit wash hand basin, heated towel rail.

#### CARDE

Well presented tiled and grassed areas suitable for outdoor entertaining.

### GARAGE

Electric roller door, rear door access to garden

# CABIN ROOM

Fully fitted out with power and lights suitable for a home office or bar room.

#### AML Charge

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#### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

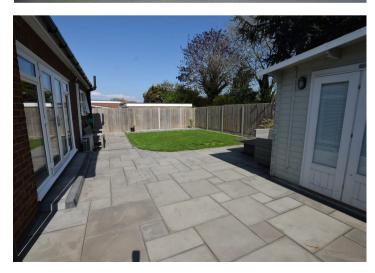
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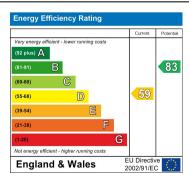
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

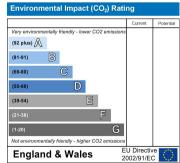












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# GROUND FLOOR 1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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, comission or mis-statement. This plan is for liturisarile pumposes 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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