



## 95 Broadview Avenue

Rainham, ME8 9DE

Offers in excess of £550,000



A substantial sized family home which high specification accommodation has been considerably extended with modern family living in mind.

The ground floor offers a welcoming hallway with personal touches including floor to ceiling window panels enhancing the ambiance of space and light, underfloor heating (in the hallway, playroom and kitchen/diner), a good sized lounge, useful playroom/study and WC. Perhaps the most appealing aspect of this lovely home is the high specification kitchen/diner complete with a skylight, bi folding doors to the garden, integrated appliances and Quartz worktops. The adjoining utility room perfectly compliments the hub of this fine property.

Upstairs comprises of four excellently sized bedrooms, all offering ample space to accommodate a double bed. The modern and contemporary theme is extended to the bathroom with rainfall effect shower over, and en-suite shower room to master bedroom.

The approx 80' garden provides seclusion and plenty of room for entertaining, and children to play.

This extended home boasts a generous sized square footage comparable, and exceeding many detached houses in the area offered at a similar or higher price.

The central location is sure to appeal to families with St Margaret's infant and primary school a short walk away, numerous secondary schools closeby, and Rainham shopping Precinct and Station approx 3/4 mile away.

A stunning property, must be viewed internally to be fully appreciated!



## Entrance Door

## Hallway

## Lounge

13'10 x 13'0 (4.22m x 3.96m)

## Playroom/Study

12'1 max x 7'10 plus recess (3.68m max x 2.39m plus recess)

## Cloakroom/WC

## Kitchen/Diner

20'7 x 17'3 (6.27m x 5.26m)

## Utility Room

8'1 x 5'5 (2.46m x 1.65m)

## Stairs Up From Hallway

## Landing

## Bedroom 2

14'0 max x 11'8 (4.27m max x 3.56m)

## Bedroom 3

11'7 x 9'9 (3.53m x 2.97m)

## Bedroom 4

10'3 plus 4'2 x 10'0 (3.12m plus 1.27m x 3.05m)

## Bathroom

6'8 x 6'4 (2.03m x 1.93m)

## Bedroom 1

14'1 x 10'9 (4.29m x 3.28m)

## En-Suite

8'6 x 5'7 (max) (2.59m x 1.70m (max))

## Garden

approx '80 (approx '24.38m)

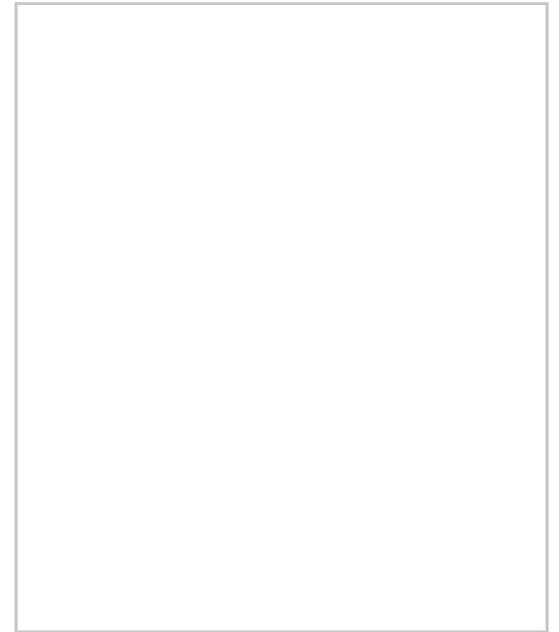
## Driveway

## Important Notice -

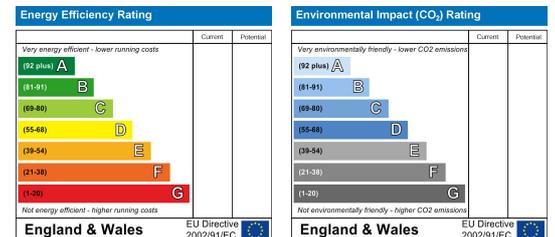
## Area Map



## Floor Plans



## Energy Efficiency Graph



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