



## 78 Tufton Road

Rainham, ME8 7LE

Offers over £350,000



A light and airy semi detached home boasting attractive appeal and a favourable, central location. Accommodation comprises of a porch, entrance hallway, a lounge/diner with feature bay window and kitchen. Upstairs offers two good size double bedrooms, a additional single, and shower room.

Externally, the garden is considered a good size for entertaining, offering seclusion, and also a good size garage to rear. This lovely family home is perfectly located with a short walk to Rainham Station and shops, with numerous schools also located close by. NO CHAIN!



## Entrance Door Into Porch

## Door Into Hallway

### Lounge

14'1 x 11'3 (4.29m x 3.43m)

### Dining Area

10'0 x 8'7 (3.05m x 2.62m)

### Kitchen

11'8 x 8'3 (3.56m x 2.51m)

## Stairs Up From Hallway

## Landing

### Bedroom 1

14'2 x 9'9 (into wardrobe) (4.32m x 2.97m (into wardrobe))

### Bedroom 2

10'8 x 10'7 (3.25m x 3.23m)

### Bedroom 3

8'2 x 7'3 (2.49m x 2.21m)

### Shower Room

6'4 x 5'4 (1.93m x 1.63m)

## Garden

## Garage To Rear

17'9 (max) x 11'3 (5.41m (max) x 3.43m)

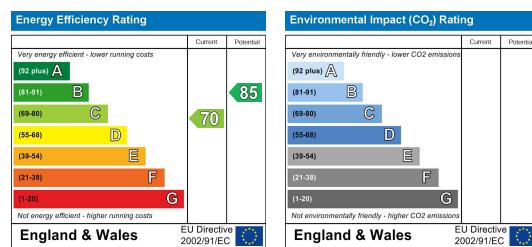
## Area Map



## Floor Plans



## Energy Efficiency Graph



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