



## LAKE AVENUE RAINHAM

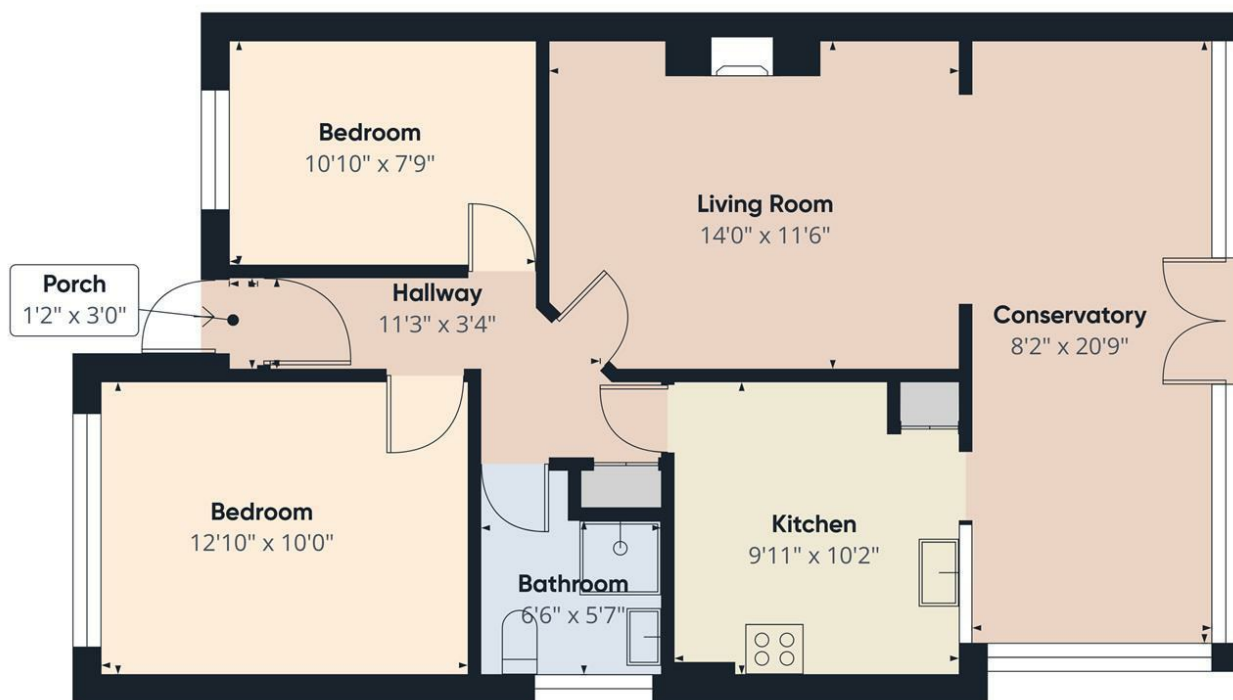
**£400,000**  
Guide price

\*\*\* GUIDE PRICE OF £400,000-£430,000\*\*\*

Situated on the ever popular Lake Avenue, Rainham, this well maintained two bedroom semi-detached bungalow offers spacious and versatile living with exciting potential for future development, subject to the necessary planning permissions.

Upon entering, you are welcomed by a bright and inviting hallway leading from a practical porch area, setting the tone for the rest of the home. The layout includes a spacious lounge that provides a comfortable and relaxing environment, and a rear extension that has created a generous dining area filled with natural light from the roof lights, ideal for everyday family living or entertaining guests.



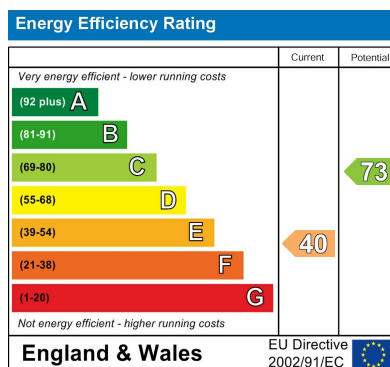


Approximate total area<sup>(1)</sup>  
761 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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