



## 13 Camellia Close

Rainham, ME8 0HJ

Offers in excess of £350,000



A spacious 2 bedroom detached bungalow situated in a quiet and sought after cul-de-sac.

Although in need of some modernisation, much expense has been alleviated by the installation of a modern Worcester boiler, gas central heating and double glazing. Accommodation comprises of a generous size master bedroom, 9'9 bedroom 2, kitchen, bathroom and sunny aspect lounge/diner with patio doors leading to the garden. The westerly rear garden is considered to be a manageable size but with plenty of room still for entertaining family and friends.

This lovely home has been owned by the same family for decades, testament to the overall desirability.

Bungalows in this popular road are rarely available so book today to view!

Rainham High St and Station are located within a mile and a half and the lovely Platters Park is only a short away, along with local bus stops. Offered with NO CHAIN.



## Entrance Door

## Hallway

## Kitchen

9'8 x 8'3 (2.95m x 2.51m)

## Bedroom 2

9'9 x 8'6 (2.97m x 2.59m)

## Bathroom

6'6 x 6'5 (1.98m x 1.96m)

## Bedroom 1

13'1 x 9'9 (3.99m x 2.97m)

## Lounge/Diner

18'8 max x 12'6 to 8'3 (5.69m max x 3.81m to 2.51m)

## Garden

35' x 30' approx (10.67m x 9.14m approx)

## Driveway

## Garage

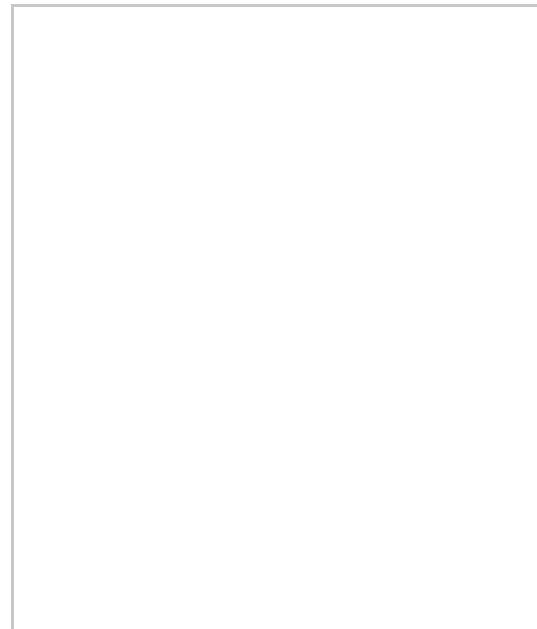
17'5 x 8'3 (5.31m x 2.51m)

Power & Light

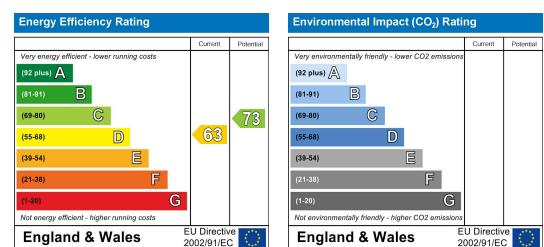
## Area Map



## Floor Plans



## Energy Efficiency Graph



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