



36 Sandgate Court

Rainham, ME8 8TQ

£400,000



A two double bedroom detached bungalow offering thoughtfully configured, flowing accommodation and set on a large, generous corner plot with superb kerb appeal. Internally, the layout is arranged around a central hallway and includes two reception areas, with the kitchen and dining room forming an open-plan, split-level space that naturally defines each area while keeping a sociable feel. A dual aspect main living room adds further comfort, flexibility and maintains the light and airy ambiance. There are two well-proportioned bedrooms, a useful study/office, and a family bathroom, all positioned for easy access. Externally, the bungalow enjoys gardens to both the front and rear, offering manageable outdoor space for relaxation or light gardening. A private driveway and garage provide ample off-street parking and storage, with scope at the rear for a potential utility area (subject to planning). Although located in a popular cul-de-sac, local amenities including Parkwood Shopping Precinct with health centre, along with motorway links, are very closeby. This attractive bungalow presents an excellent opportunity for buyers seeking space, practicality and long-term suitability. NO CHAIN.



Entrance Door

Hallway

Lounge

17'8 x 11'5 max (5.38m x 3.48m max)

Dining Area

15'9 x 5'9 (4.80m x 1.75m)

Kitchen

17'0 x 6'3 (5.18m x 1.91m)

Bedroom 1

11'7 x 10'9 min (3.53m x 3.28m min)

Bedroom 2

12'6 x 9'5 (3.81m x 2.87m)

Study/Office

9'2 x 4'5 (2.79m x 1.35m)

Bathroom

6'9 x 6'0 (2.06m x 1.83m)

Garage

17'1 x 8'5 (5.21m x 2.57m)

Storage/Workshop

8'4 x 6'7 (2.54m x 2.01m)

Driveway

Corner Plot Front & Rear Gardens

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No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

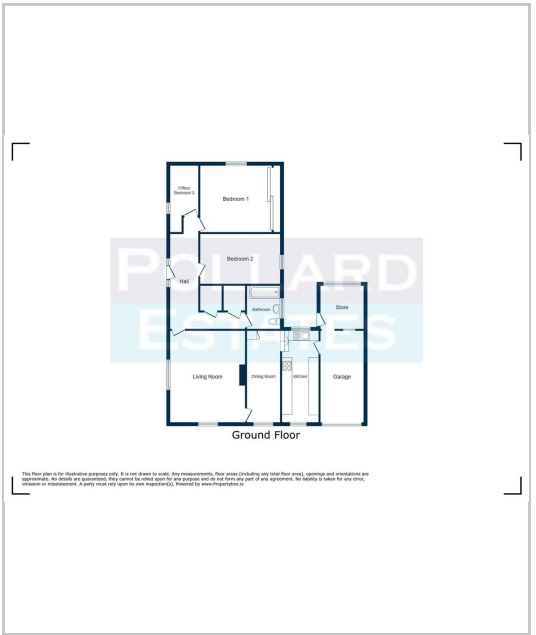
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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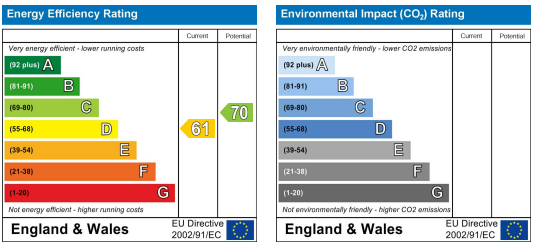
Area Map



Floor Plans



Energy Efficiency Graph



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