



## 72 Camplesdon Road

Rainham, ME8 9LF

**Guide price £380,000**



Guide Price £380,000 to £400,000

Located in the popular Parkwood area, this three-bedroom detached property offers a practical layout and scope for further improvement. Within walking distance of Parkwood Primary School and close to a range of other primary and secondary schools, the home also benefits from excellent access to motorway links and public transport. Parkwood Shopping Centre is nearby, providing useful local amenities.

The ground floor includes a spacious porch, a welcoming hallway, a downstairs W/C, and an excellent sized and extended lounge/diner, perfectly complimented with ample natural light. The stylish kitchen/breakfast room is fitted with a range of units.

Upstairs, the landing offers additional storage, two double bedrooms, and a larger-than-average single bedroom. The family bathroom completes the first floor.

Outside, there is a sunny aspect, southerly facing and tiered rear garden. The front provides driveway parking and access to the detached garage.

This property presents an opportunity to personalise and potentially extend, subject to planning permission. NO CHAIN.



## Porch

11'1 x 4'0 (3.38m x 1.22m)

## To Hallway

## Cloakroom

4'9 x 3'3 (1.45m x 0.99m)

## Kitchen

10'5 x 10'1 (3.18m x 3.07m)

## Lounge/Diner

21'2 x 17'1 (6.45m x 5.21m)

## Landing

## Bedroom 1

11'6 x 10'0 (3.51m x 3.05m)

## Bedroom 2

10'7 x 10'3 (3.23m x 3.12m)

## Bedroom 3

10'4 x 7'1 (3.15m x 2.16m)

## Bathroom

6'7 x 6'8 (2.01m x 2.03m)

## Garage

24 x 8 (7.32m x 2.44m)

## Garden

40 x 35 (12.19m x 10.67m)

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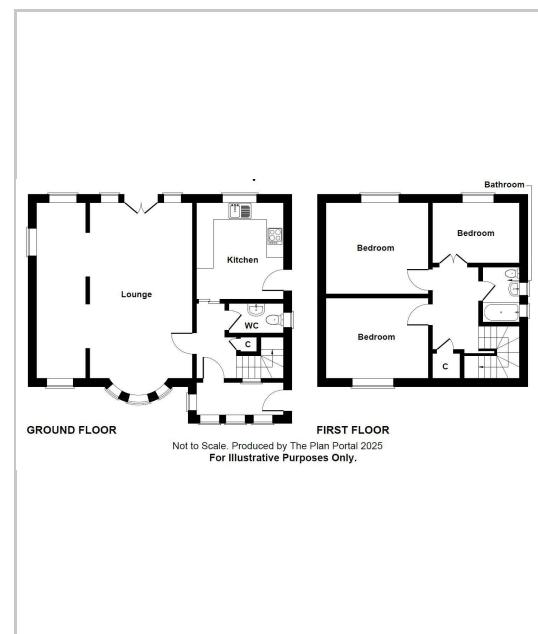
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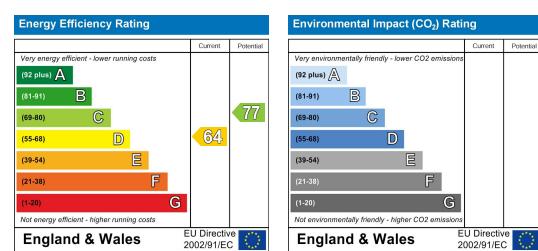
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.