



32 Sunningdale Close

Rainham, ME8 9EF

PRICE GUIDE £450,000 TO £475,000. A substantial sized chalet bungalow genuinely providing an abundance of flexible and versatile accommodation, satisfying a plethora of buyer requirements. The configuration of this extended home is ideal for families who live with an elderly relative who desire some independent living, or maybe an older teenager, sharing only the kitchen. The considerate layout also provides numerous storage areas for convenience. The fibre glass roof on the extension provides peace of mind to a buyer concerned about potential future costly repairs.

The good sized driveway helps the pleasing kerb appeal of this CHAIN FREE home. Sunningdale Close is a small cul-de-sac with only 10 properties, which popularity never diminishes. Local schools, motorway links and shops are all located within a short drive away. Must be viewed to be appreciated!

Guide price £450,000

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- SOLD BY POLLARD ESTATES
- Shower Rm & Bathroom
- NO CHAIN
- Substantially Extended
- Ample Parking
- Council Tax - D
- Versatile Accommodation
- Popular Cul-De-Sac
- EPC - D

Door To

Porch

Door To

Hallway

Dining Room

13'4 x 10'1 (4.06m x 3.07m)

Bedroom 2

11'8 x 9'1 (3.56m x 2.77m)

Lounge

14'6 x 13'1 (max) (4.42m x 3.99m (max))

Rear Room

12'6 x 8'9 (3.81m x 2.67m)

Kitchen

21'8 x 8'2 (6.60m x 2.49m)

Office/Study

12' x 10'5 (3.66m x 3.18m)

Shower Room

7'3 x 6'4 (2.21m x 1.93m)

Stairs Up

Landing

Bedroom 1

17'9 x 10'2 (into wardrobes) (5.41m x 3.10m (into wardrobes))

Bedroom 3

9'9 x 7'1 (2.97m x 2.16m)

Bedroom 4

8'1 x 7'1 (2.46m x 2.16m)

Bathroom

11'1 x 6'4 (3.38m x 1.93m)

Garden

approx 55' x 35' (approx 16.76m x 10.67m)



Directions

Station Rd, Rainham Head south-west on Station Rd/B2004 towards Rainham Shopping Centre Turn right onto High St/A2 Turn left onto Orchard St Turn left onto Arthur Rd At the roundabout, take the 2nd exit onto Lonsdale Dr Turn right onto Kenilworth Dr Turn left onto Sunningdale Dr Turn right onto Sunningdale Cl Destination will be on the left Sunningdale Cl

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Floor Plan

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:1210970 / Ref:90746)

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