



1 Cozenton Close

Rainham, ME8 7LY

Offers in excess of £550,000



A unique and substantial three-bedroom detached bungalow set on a rarely available and generous sized corner plot, offering excellent scope to extend (STPP). This deceptively spacious home is thoughtfully arranged, featuring a large lounge/diner, generous conservatory with flexible use, useful utility room, kitchen/diner, shower room with separate WC, and three well-proportioned bedrooms. Outside, the property enjoys a sunny aspect wrap around garden, attractive kerb appeal and well maintained bloc paving offering ample parking.

Positioned in a quiet cul-de-sac yet within very easy reach of Rainham Station, the shopping precinct, local schools, and a variety of eateries. A must-see property for buyers seeking space, potential, and convenience.

AGENTS NOTE: The vendor highlights a major upgrade since ownership: high-quality Anglian Windows, which have considerably enhanced the property's presentation and comfort.



Entrance Door

Porch

Hallway

Separate WC

3'9 x 2'8 (1.14m x 0.81m)

Shower Room

7'4 x 5'7 (2.24m x 1.70m)

Lounge/Diner

24'6 x 13'8 (max) (7.47m x 4.17m (max))

Kitchen/Breakfast Room

30'6 x 7'8 (9.30m x 2.34m)

Conservatory/Utility

11'3 x 6'2 (3.43m x 1.88m)

Sun Room/Diner

23'6 x 8'8 (7.16m x 2.64m)

Bedroom 1

12' x 10'4 (3.66m x 3.15m)

Bedroom 2

10'9 x 10'1 (3.28m x 3.07m)

Bedroom 3

8'6 x 8' (2.59m x 2.44m)

Driveway

Wrap Around Corner Plot Garden

approx 80' x 60' (approx 24.38m x 18.29m)

Important Notice -

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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.

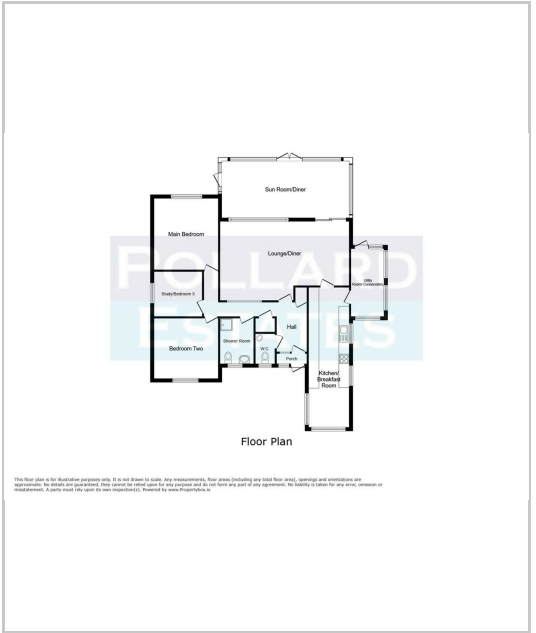
Any changes to charges or terms should be confirmed independently. Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

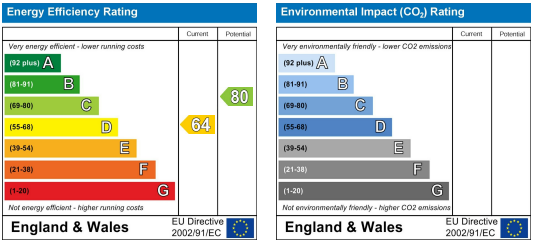
Area Map



Floor Plans



Energy Efficiency Graph



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