



36 Sandgate Court

Rainham, ME8 8TQ

Guide price £400,000



PRICE GUIDE £400,000 to £425,000. 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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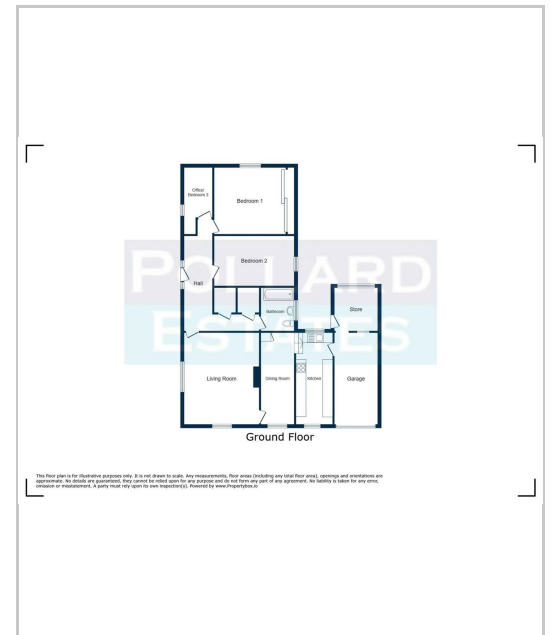
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Area Map



Floor Plans



Energy Efficiency Graph

