



## 2 Wooldeys Road

Rainham, ME8 7NT

Guide price £435,000



PRICE GUIDE £435,000 - £450,000. This superbly presented three-bedroom chalet-style bungalow is ideally situated on Wooldeys Road, occupying a desirable corner plot. Having been completely refurbished by the current owners, the property clearly reflects the care, attention, and significant investment that has gone into creating a truly beautiful home. Externally, the property benefits from a newly built garage and a generous driveway providing off-road parking for approximately three to four vehicles. The home's attractive frontage and immaculate presentation set the tone for what lies within. Upon entering, you are welcomed by a spacious porch leading into a large, inviting hallway. The accommodation is bright and airy throughout, starting with a newly fitted, contemporary kitchen finished to a high standard. From here, a door leads into the former sunroom, now thoughtfully converted into a practical utility area with direct access to the rear garden. The light-filled lounge/diner offers an excellent space for both relaxation and entertaining. The ground floor also features a well-proportioned double bedroom complete with fitted wardrobes by Sharps, along with a stylishly newly fitted shower room. Upstairs, accessed via a newly installed staircase, you will find two further bedrooms: a generous double bedroom and a spacious large single room, ideal for family living or home working. The rear garden is a particular highlight of the property, immaculately maintained and beautifully landscaped with stunning flower borders, creating a peaceful and private outdoor retreat. The garage can be accessed both from the front of the property and directly from the garden, adding to the convenience. Ideally located, the property is within close proximity to Rainham railway station and shops, offering excellent transport links into London, as well as convenient access to motorway links including the M2 and M20.



### Door To

### Porch

6'4 x 5'6 (1.93m x 1.68m)

### Bedroom

11'8 x 9'9 (3.56m x 2.97m)

### Lounge/Diner

26'9 x 10'9 (8.15m x 3.28m)

### Shower Room

6'9 x 6'3 (2.06m x 1.91m)

### Kitchen

10'5 x 9'4 (3.18m x 2.84m)

### Utility Room

9'9 x 5'9 (2.97m x 1.75m)

### Stairs Up From Lounge

### Bedroom

12'2 x 11'2 (3.71m x 3.40m)

### Bedroom

11'4 8'2 (3.45m x 2.49m)

### Garden

30' x 25 approx (9.14m x 7.62m approx)

### Garage

18'7 x 8'2 (5.66m x 2.49m)

### Driveway

### Front Garden Corner Plot

### Important Notice -

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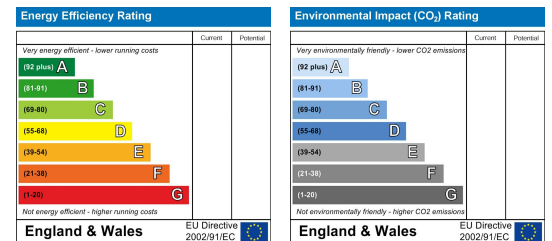
### Area Map



### Floor Plans



### Energy Efficiency Graph



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