



## 39 Allington Road

Twydall, ME8 6PD

Offers in excess of £350,000



A uniquely and thoughtfully extended 3 bedroom end of terrace house offering high specification accommodation. The current configuration has been designed for a contemporary lifestyle creating an ambiance of comfort and space. From the welcoming hallway with solid wood floors, you are greeted by a good size lounge via bi-folding doors, useful shower room with WC, separate dining room and what can only be described as stunning kitchen with feature vaulted ceiling and integrated appliances, adding an abundance of character and style. Upstairs comprises of two double bedrooms, and a third currently used a large dressing room (access from bedroom one and hallway) to suit the vendors requirements. The addition of a useful loft room is presently being utilised as a bedroom, offering direct access to a large walk in storage area.

The stand out feature in the low maintenance garden is the summer house/games room, a real bonus with the football World Cup looming in the summer of '26!

This fine house is perfectly located for various schools including both Featherby & Twydall Primary and nursery schools, Rainham Mark Grammar, Tesco Extra, motorway links and Twydall Shopping Precinct.





Entrance Door

Hallway

Lounge

16'5 x 12'2 (5.00m x 3.71m)

Shower Room

6'8 x 5'7 (2.03m x 1.70m)

Dining Room

17'7 x 8'6 (5.36m x 2.59m)

Kitchen/Breakfast Room

17'1 x 11'9 (5.21m x 3.58m)

Stairs up From Hallway

Landing

Bedroom 1

12'4 x 12'2 (3.76m x 3.71m)

Bedroom 2

10'4 x 10'2 (3.15m x 3.10m)

Bedroom 3 (Currently used as Dressing Room)

8'9 x 6'4 (2.67m x 1.93m)

Bathroom

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

Stairs Up From Landing

Loft Room (Currently Used as Bedroom 4)

15'6 x 11'5 (4.72m x 3.48m)

Walk in Storage Room

9'5 x 9'2 (2.87m x 2.79m)

Garden

70' x 27' apx (21.34m x 8.23m apx)

Summer House/Games Room

18'6 x 16'8 max (5.64m x 5.08m max)

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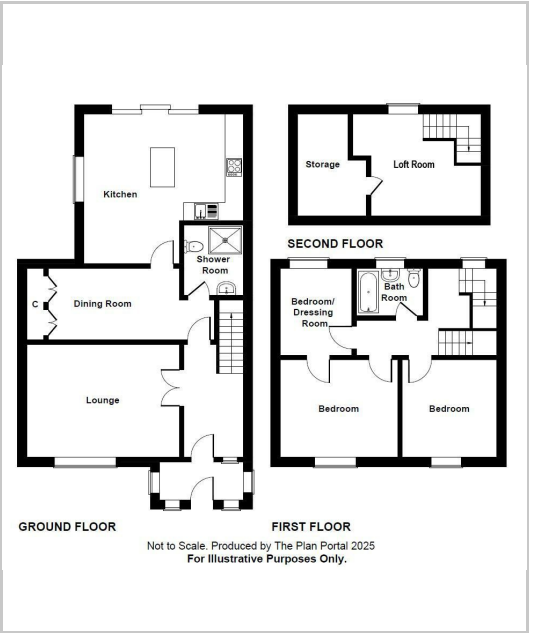
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Area Map



Floor Plans



Energy Efficiency Graph

