



## 35 Hurst Place

Rainham, ME8 9AS

Offers in excess of £525,000



A superbly presented 4 bedroom detached house boasting fantastic kerb appeal. This Colonial style family home offers generous sized rooms including two large receptions which allow versatile and flexible use. Further accommodation downstairs includes a cloakroom, a spacious and modern kitchen/breakfast room and a panoramic conservatory. Upstairs comprises of a bathroom and four well proportioned bedrooms, the master benefitting from an en-suite shower room. The frontage has a driveway leading to a garage and the secluded rear garden is ideal for family use. The cul-de-sac location is just perfect for walking distance to Rainham Station and shopping precinct, while numerous schools are also close by. Must be viewed to be fully appreciated!



Door To

Porch

Open To

Hallway

Cloakroom

Study/Dining Room

13'2 x 8'10 (4.01m x 2.69m)

Lounge

18'2 x 11'7 (5.54m x 3.53m)

Conservatory

16'4 x 12'5 (4.98m x 3.78m)

Kitchen/Breakfast Room

25'3 x 7'9 (7.70m x 2.36m)

Stairs Up

Half Landing

Landing

Two Steps Up

Master Bedroom

15'2 x 11'9 max narrowing to 10'2 (4.62m x 3.58m max narrowing to 3.10m)

En-Suite Shower Room

6'5 x 5'7 (1.96m x 1.70m)

Bedroom 2

13'3 max narrowing to 8'10 x 12'1 (4.04m max narrowing to 2.69m x 3.68m)

Bedroom 3

11'9 max narrowing to 8'2 x 11' (3.58m max narrowing to 2.49m x 3.35m)

Bedroom 4

9' x 8' (2.74m x 2.44m)

Bathroom

7#10 max narrowing to 5'5 x 7'7 (2.13m#3.05m max narrowing to 1.65m x 2.31m)

Rear Garden

Garage

16'8 x 8'9 (5.08m x 2.67m)

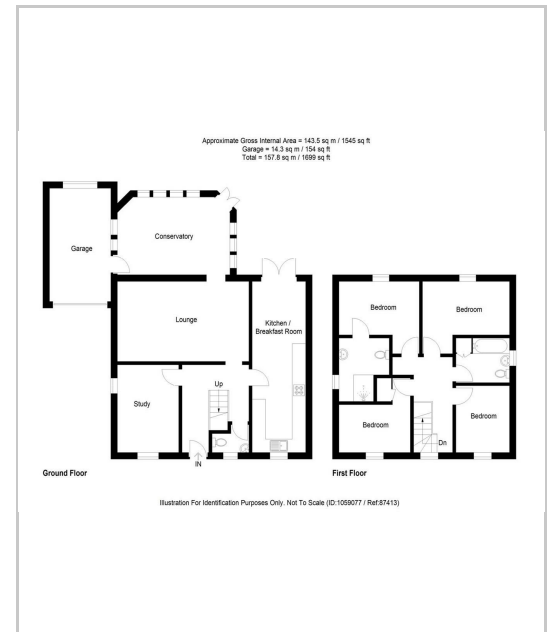
Driveway

2 Steps Up

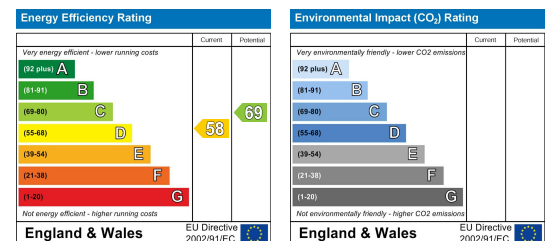
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.