# POLLARD



# 4 Chilton Court

Rainham, ME8 7DH

# Offers in excess of £400,000









MODERN AND CONTEMPORARY! Situated in a quiet cul-de-sac and rarely available is this spacious extended 3 bed semi-detached home. The property offers flexible accommodation with an additional reception room/extension that can be utilised for your own requirements. The amazing conservatory that stretches across the full width of the property is an ideal place for relaxing or a children's play area. The property also benefits from a cloakroom, a lovely sized lounge and kitchen while upstairs you will find 3 good size bedrooms and a family bathroom. The fantastic sized rear garden is another bonus which warrants a viewing at your earliest opportunity! Located close to local shops, Rainham Station, schools and parks. Please note the vendor advises there is a tree preservation order (TPO) on a tree in the back garden.



#### Door to

# **Entrance hallway**

# Cloakroom

5'4 x 3'4 (1.63m x 1.02m)

#### Lounge

18'1 x 17'8 (5.51m x 5.38m)

#### Kitchen

14'9 x 8'4 (4.50m x 2.54m)

# **Dining Room**

11'9 x 9'1 (3.58m x 2.77m)

### Conservatory

19'1 x 9'0 (5.82m x 2.74m)

#### Stairs to

#### Landing

#### Bedroom1

11'5 x 10'8 (3.48m x 3.25m)

#### **Bedroom 2**

9'5 x 8'2 (2.87m x 2.49m)

#### **Bedroom 3**

8'9 x 7'6 (2.67m x 2.29m)

#### **Bathroom**

6'6 x 5'4 (1.98m x 1.63m)

#### Garden

#### Garage

# **Driveway**

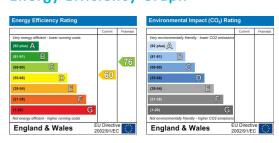
# Area Map



#### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



