# POLLARD



### 134 Tufton Road

Rainham, ME8 7LQ

## Guide Price Guide price £300,000 -









Guide Price £300,000 - £325,000. A popular Dutch Barn style semi detached house situated within walking distance of the town and Station. Accommodation comprises of two double bedrooms, a downstairs modern bathroom and spacious kitchen leading to a sun room/conservatory. The double aspect lounge to the front is bright and overlooks Tufton Road. There is an approximately 60 ft rear garden with a detached garage and driveway with parking for several cars. A good size property with potential to extend. NO CHAIN.



#### **Entrance Side Door**

#### Lounge

13'11 x 12'5 (4.24m x 3.78m)

#### Kitchen/Diner

15'3 max x 10'9 max (4.65m max x 3.28m max)

#### Sun Lounge/Conservatory

13'11 x 6'1 (4.24m x 1.85m)

#### **Bathroom**

5'11 x 5'10 (1.80m x 1.78m)

#### Stairs Up From Hallway

#### **Bedroom One**

12'5 x 12'2 (3.78m x 3.71m)

#### **Bedroom Two**

12'2 x 10'0 (3.71m x 3.05m)

#### Garden

approx 60' (approx 18.29m)

#### **Driveway**

Garage

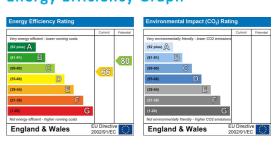
#### Area Map



#### Floor Plans



#### **Energy Efficiency Graph**



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