



310 Lower Rainham Road Rainham, ME7 2XH

A exquisite bungalow which the current owners have invested significant time and money extending, with a meticulous eye for detail. Situated on an enviable plot of over an acre in size, the high specification accommodation will have you captivated from the moment you step inside. Of the four double bedrooms, two boast en-suites and the luxurious and spacious 5 piece bathroom is complete with a jacuzzi style spa bath. There is also a separate cloakroom and office/study. The rear of this executive home has to be considered nothing but exceptional, both in quality and size. The huge and welcoming lounge seamlessly adjoins a dining area awash with natural light, aided by quality bi folding doors and a feature sky light. The open plan theme extends to the sublime kitchen complete with Minerva work tops, an AEG fridge/freezer, integrated NEFF appliances, breakfast bar, wine fridges, induction hob, two ovens and microwave. The sizeable and air conditioned games room area is perfect for entertaining and also offers versatility. Numerous other benefits include underfloor heating in the hallways and Karndean flooring in kitchen, dining and games rooms.

The secluded, expansive and well maintained gardens allow the ultimate sense of serenity and peacefulness. Numerous outbuildings including a chalet summerhouse with power, light and air conditioning offer multiple and flexible options for those working from home, or looking for additional living space (STPP). Land, with a plethora of blackberry bushes, could be ideal for equestrian use or a potential building plot (STPP). The frontage allows parking for numerous cars. Riverside Country Park is located with a short distance along with motorway access and shops. A unique home offered with NO CHAIN.

Offers in excess of £900,000

310 Lower Rainham Road

Rainham, ME7 2XH



- Stunning & Unique Bungalow
- Large Lounge & Dining Rm
- Numerous Outbuildings
- Over An Acre Plot
- Games Room
- Council Tax - G
- High Specification
- Two En-Suites
- EPC - C

Door to

Hallway

24'4 x 9'1 max (7.42m x 2.77m max)

Bedroom Two

15'9 x 14'3 into bay (4.80m x 4.34m into bay)

En-Suite

9'8 x 3'9 (2.95m x 1.14m)

Bedroom Three

11'9 x 10'9 max (3.58m x 3.28m max)

Office

8'4 x 5'1 (2.54m x 1.55m)

Main Bathroom

15'3 x 11'3 max (4.65m x 3.43m max)

Bedroom Four

11'7 x 8'9 (3.53m x 2.67m)

Lounge

28'1 x 17'9 (8.56m x 5.41m)

Inner Hallway

17'3 x 6'5 max (5.26m x 1.96m max)

Cloakroom

7'6 x 3'3 (2.29m x 0.99m)

Utility Room

5'2 x 4'9 max (1.57m x 1.45m max)

Bedroom One

16'2 x 15'1 (4.93m x 4.60m)

En-Suite

7'1 x 4'5 (2.16m x 1.35m)

Kitchen/Breakfast Room

26'6 x 15'8 (8.08m x 4.78m)

Dining Room

23'4 x 13'8 (7.11m x 4.17m)

Games Room

25'9 x 12'4 (7.85m x 3.76m)

Chalet/Summer House

25'6 x 11'5 (7.77m x 3.48m)

Garage/Workshop

33'1 x 17'6 (10.08m x 5.33m)

Stable

11'7 x 6 (3.53m x 1.83m)

Garden

280 apx x 100 apx (85.34m apx x 30.48m apx)

Driveway



Directions

Station Rd, Rainham Head north-east on Station Rd/B2004 towards Longley Rd At the roundabout at the bottom of Station Road, take the 1st exit onto B2004 Lower Rainham Road Destination will be on the left past The Riverside Country Park on the opposite side of the road Lower Rainham Rd

Tel: 01634 36 36 06

sales@pollardestates.co.uk



Floor Plan

Approximate Gross Internal Area = 262.7 sq m / 2828 sq ft



Illustration For Identification Purposes Only.
Not To Scale (ID:1074190 / Ref:87825)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-91)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(42-60)	C		
(35-41)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	