



133a Lonsdale Drive

Rainham, ME8 9JB

Price guide £450,000



PRICE GUIDE £450,000 - £475,000. A genuinely unique and rarely available house which individual configuration for modern living and entertaining is sure to attract interest! Most houses of this age and location don't boast the generous bedroom sizes on offer. Considered to be presented in superb condition, downstairs comprises of a cloakroom, modern kitchen, large open plan dining area, a separate lounge and garage room which is currently used as additional space/games room with ample storage. Upstairs offers three double bedrooms, the master having a superb walk in wardrobe and spacious en-suite, and a luxury four piece bathroom which is a considerable size. The rear garden is a delight and offers practical use on all three tiers. The private lower level is an entertainers dream with a large bar/games room, perfect for relaxing or watching sport with family and friends. There is also an adjoining enclosed/covered area for those warm evenings. The frontage provides parking for several cars and the front section of the garage is utilised for storage. This fine family home is centrally located for numerous schools, local shops and Rainham Station is also within a short drive away. Really must be viewed to be appreciated!



Entrance Hallway

Cloakroom

7'2 x 3 (2.18m x 0.91m)

Kitchen

12'1 x 6'8 (3.68m x 2.03m)

Open Plan Dining Area

21'5 max x 15'6 max (6.53m max x 4.72m max)

Games Room With Storage (Garage Room)

12'6 x 8'10 (3.81m x 2.69m)

Lounge

10'9 x 9'10 (3.28m x 3.00m)

Stairs Up

Bedroom One

16'4 max x 12'2 (4.98m max x 3.71m)

Walk In Wardrobe

8'8 x 4'4 (2.64m x 1.32m)

En-Suite

9'0 x 5'2 (2.74m x 1.57m)

Bedroom Two

15'8 x 8'4 max (4.78m x 2.54m max)

Bedroom Three

10'10 x 9'9 (3.30m x 2.97m)

Bathroom

9'2 x 8'4 (2.79m x 2.54m)

Garden

Bar/Games Room

13'7 x 12'6 max (4.14m x 3.81m max)

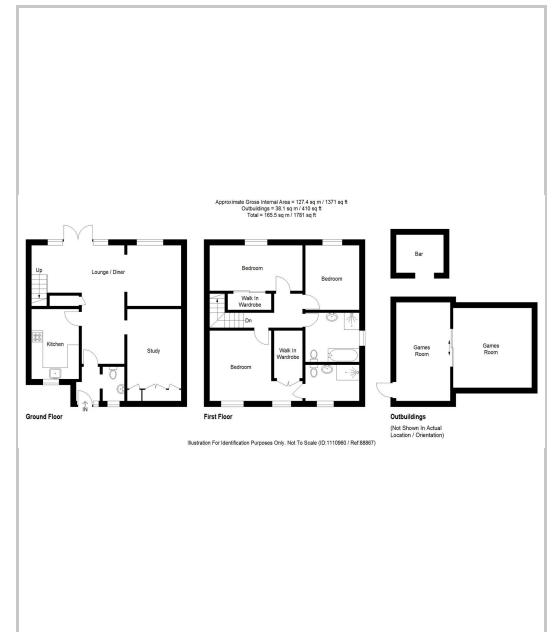
Covered/Enclosed Entertaining Area

16'7 x 9'6 (5.05m x 2.90m)

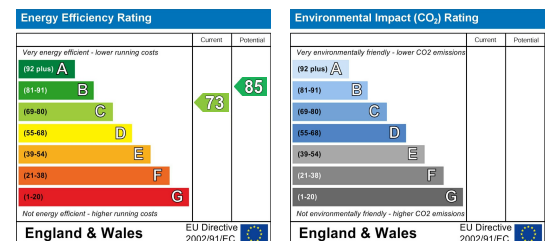
Area Map



Floor Plans



Energy Efficiency Graph



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