



8 Balmer Close

Rainham, ME8 9AL

£425,000



Pollard Estates are delighted to welcome to the market this extended, attractive, light and airy, well presented 4 bedroomed semi detached house. This property is situated in a great location, within close proximity of local primary and secondary schools, as well as shops and a playing field.

The accommodation to the ground floor comprises of: a downstairs cloakroom, 24'5 lounge/diner, good sized kitchen, utility room and a 15'8 sun room. On the first floor, four bedrooms and a large 14'5 wet room with bath and shower. The rear garden is north/west facing and is very well maintained and can be accessed from the utility room as well as the sun room. The front garden is laid to lawn with a driveway for 2 cars with the useful benefit of an electric car charging port. To avoid disappointment, please call 01634 36 36 06 to arrange your viewing!



Door to

Hallway (stairs up to first floor)

Cloakroom

6'1 x 2'6 (1.85m x 0.76m)

Lounge/Diner

24'5 x 11'3 to 8'8 (7.44m x 3.43m to 2.64m)

Sun Room

15'8 x 7'10 (4.78m x 2.39m)

Kitchen

15'3 x 11'7 max door and steps down to garden (4.65m x 3.53m max door and steps down to garden)

Utility

12'3 max x 6'1 max door to driveway (3.73m max x 1.85m max door to driveway)

Landing

Bedroom 1

13'9 into bay x 9'9 (4.19m into bay x 2.97m)

Bedroom 2

10'9 x 10'7 (3.28m x 3.23m)

Bedroom 3

14'2 x 6' (4.32m x 1.83m)

Bedroom 4

7'10 max x 7'2 (2.39m max x 2.18m)

Bathroom/Wet Room With Shower

13'5 x 5'5 (4.09m x 1.65m)

Garden

approx 75' (approx 22.86m)

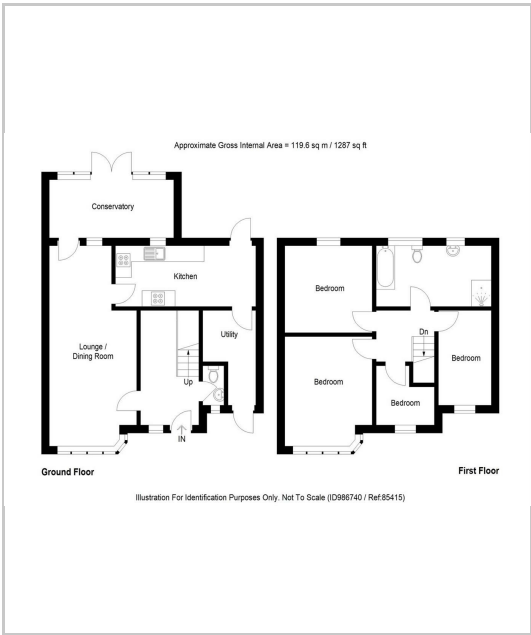
Front Garden

Driveway with electric charging point

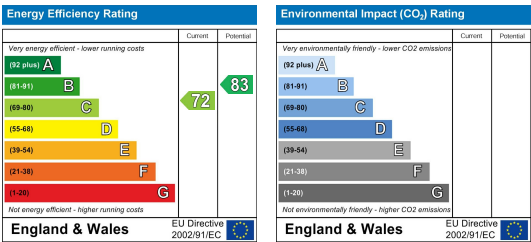
Area Map



Floor Plans



Energy Efficiency Graph



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