# POLLARD



# 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)

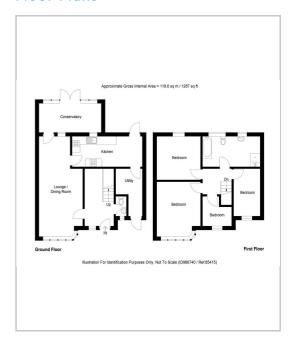
#### **Front Garden**

Driveway with electric charging point

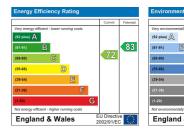
#### Area Map



#### Floor Plans



# **Energy Efficiency Graph**



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