# POLLARD ESTATES



# 1 Moor Street

Rainham, ME8 8QQ

# Offers in excess of £525,000









A Scandinavian style, stunning and unique detached home, built in 2004, which is both deceptively spacious and impressively presented throughout. The living spaces enjoy an open feel, and the contemporary décor enhances the sense of light and space, creating a warm and inviting atmosphere.

This property has been finished to a high standard, featuring high vaulted ceilings, underfloor heating in various rooms, solid oak wood flooring, and a charming wood-burning stove which adds to the character. A bespoke oak staircase leads to the first floor, where the main bedroom features a balcony overlooking the beautifully maintained rear garden.

Externally, you'll find a good sized, low maintenance and enclosed rear garden, measuring approx. 60ft x 60ft, providing a perfect setting for entertaining and relaxation. Additionally, there is a double detached garage, which is currently part converted into storage and an office space equipped with power and light—ideal for those working from home. Accessed via a double gated private driveway, this home offers both privacy and convenience.

Features including triple glazing, wiring for surround sound, a newly installed boiler (Dec '24) and high quality plantation blinds all enhance the allure and appeal. A space saving, high sleeper cabin bed in bedroom 4 is another fantastic attribute.

Location is ideal for dog walkers with open fields close by and to the front aspect, but also convenient for access to Rainham Station, shops and numerous schools.



#### **Door To**

# **Open Plan Entrance Hallway**

10'2 x 10' (3.10m x 3.05m)

# Walk In Storage Cupboard

#### Cloakroom

4'8 x 3'7 (1.42m x 1.09m)

# Study Area/Potential For Bedroom

12'1 x 10'8 (3.68m x 3.25m)

# **Utility Room**

11'9 x 7'3 (3.58m x 2.21m)

# Kitchen/Diner (Split Level)

# **Dining Area**

10'2 x 10'4 (3.10m x 3.15m)

## Kitchen Area

13'4 x 7'7 (4.06m x 2.31m)

## Lounge

16'6 x 12'3 (5.03m x 3.73m)

# Stairs Up

#### **Bedroom 4**

6'9 x 6'4 (2.06m x 1.93m)

#### **Bathroom**

7'2 x 5'6 (2.18m x 1.68m)

## **Bedroom 2**

10'8 x 9'9 (3.25m x 2.97m)

# **Bedroom 3**

11'9 x 6'9 (3.58m x 2.06m)

# **Steps Up To**

#### Bedroom 1

13'7 x 9'10 (4.14m x 3.00m)

#### **En Suite**

9'9 x 3'9 (2.97m x 1.14m)

# **Garage Front Partition**

14'2 x 10'6 (4.32m x 3.20m)

# Garage Rear Storage/Office

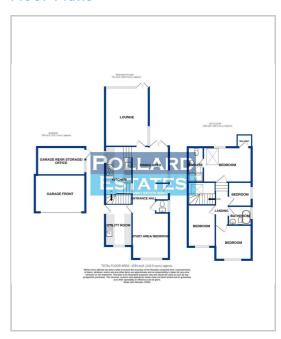
13'8 x 7'10 (4.17m x 2.39m)

Approx. 40' Westerly Facing

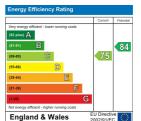
#### Area Map

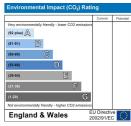


#### Floor Plans



# **Energy Efficiency Graph**





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