



## 46 Lyndhurst Avenue

Rainham, ME8 0HF

Offers in excess of £450,000



This stunning home boasts four well appointed bedrooms, perfect for a growing family or those in need of extra space. With extended accommodation downstairs, there is ample room for entertaining guests or simply relaxing.

The modern and contemporary property also features a stylish kitchen and two modern shower rooms, ensuring convenience and comfort.

No expensive has been spared including a fantantasic landscaped garden, offering seclusion, a generous size, and a pleasant park outlook to rear.

Parking will never be an issue with a spacious driveway and garage.

This beautiful house is located perfectly for numerous primary and senior schools, with a short drive to the town centre and motorway access. Must be viewed!





Door To  
Entrance Hallway

Lounge  
14'10 into bay x 11'3 max (4.52m into bay x 3.43m max)

Kitchen  
11'6 x 8'3 (3.51m x 2.51m)

Family Room/Dining Room  
11'11 x 9'7 & 9'8 x 8'7 (3.63m x 2.92m & 2.95m x 2.62m)

Stairs Up From Hallway  
1st Floor Landing

Shower Room  
6'4 x 5'4 (1.93m x 1.63m)

Bedroom 2  
13'8 x 8'2 to built in wardrobe (4.17m x 2.49m to built in wardrobe)

Bedroom 3  
10'9 x 10'6 (3.28m x 3.20m)

Bedroom 4  
6'5 x 7'1 (1.96m x 2.16m)

Stairs Up  
Half Landing

Master Bedroom  
17'10 max x 11'87 max (5.44m max x 3.35m max)

Shower Room  
5'2 x 7'10 (1.57m x 2.39m)

Garden  
approx 50' (approx 15.24m )

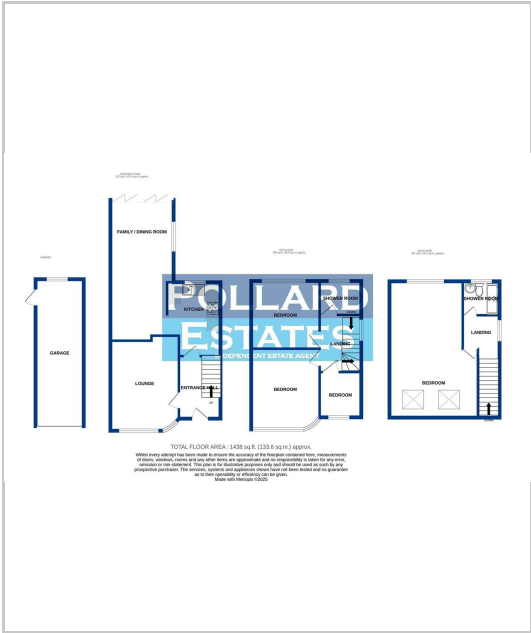
Summer House

Garage  
23' x 7'6 (7.01m x 2.29m)

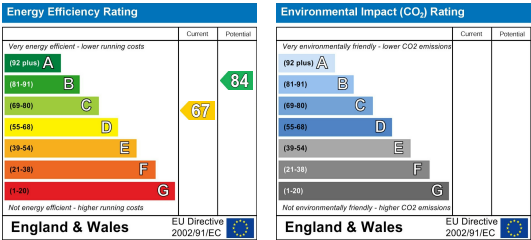
Area Map



Floor Plans



Energy Efficiency Graph



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