



46 Moor Park Close

Rainham, ME8 8QS

Guide price £400,000



PRICE GUIDE £400,000 to £425,000. An immaculately presented link detached house offering well appointed accommodation throughout. Downstairs offers a porch, a generous sized lounge, light and airy kitchen/diner, utility room and downstairs cloakroom. The conservatory has been vastly improved by the current vendors to provide flexible use, including additional dining space, an office, or playroom. Upstairs comprises of two good sized double bedrooms and a single. The modern bathroom is both stylish and neutral and perfectly compliments this fine family home. The frontage provides ample parking leading to a garage. The rear garden is both a good size for entertaining yet low maintenance for ease and convenience.

Moor Park Close is a desirable cul-de-sac situated less than a mile from Rainham Station and local shops. Numerous schools, both primary and secondary, are also only a short drive away with open fields close by for dog walkers.



Porch

6'8 x 3'1 (2.03m x 0.94m)

Lounge

17'1 x 13'8 max (5.21m x 4.17m max)

Kitchen/Diner

17 x 8'7 (5.18m x 2.62m)

Utlity Room

11'1 x 7'3 (3.38m x 2.21m)

Cloakroom

4'8 x 3'4 (1.42m x 1.02m)

Conservatory/Dining Area

14'8 x 6'9 (4.47m x 2.06m)

Stairs Up From Lounge

Landing

Bedroom 1

11'4 x 10'1 (3.45m x 3.07m)

Bedroom 2

11'4 x 9'6 (3.45m x 2.90m)

Bedroom 3

8'4 x 7'1 (2.54m x 2.16m)

Bathroom

6'7 x 5'5 (2.01m x 1.65m)

Garage

12'4 x 8'6 (3.76m x 2.59m)

Driveway

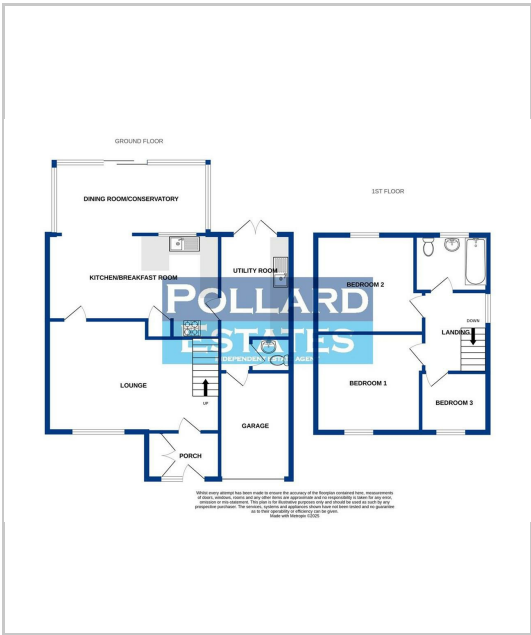
Garden

30 x 30 max (9.14m x 9.14m max)

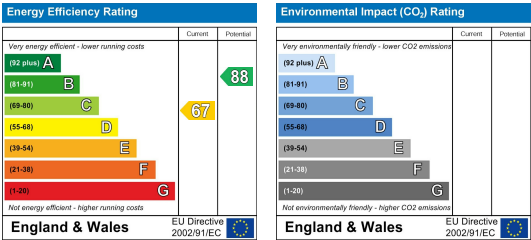
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.