



17 Denbigh Avenue

Rainham, ME8 7ET

£375,000



A well presented family home which has been lovingly maintained by the current vendor for many years. The thoughtfully configured accommodation includes a practical sized lounge, kitchen, adjoining dining area, a lovely and large conservatory overlooking the garden, utility area and useful downstairs W.C. Upstairs offers two double bedrooms, a further generous sized single, and a modern shower room.

Externally, the rear garden is considered a generous size for entertaining family and friends. This fine family home is centrally located for local schools both primary and secondary, health clubs, shops including a Tesco Extra and excellent motorway links. Must be viewed!



Entrance Door

Hallway

Lounge

13'9 x 11'4 (4.19m x 3.45m)

Kitchen

14'9 x 8'1 (4.50m x 2.46m)

Dining Area

9'8 x 8'2 (2.95m x 2.49m)

Utility Room

15'4 x 4'7 (4.67m x 1.40m)

W.C

5'1 x 4'9 (1.55m x 1.45m)

Conservatory

20'0 x 11'5 max (6.10m x 3.48m max)

Stairs To Landing

Bedroom One

11'8 x 10'3 (3.56m x 3.12m)

Bedroom Two

11'1 x 9'10 (3.38m x 3.00m)

Bedroom Three

10'5 x 7'2 (3.18m x 2.18m)

Shower Room

7'6 x 5'5 (2.29m x 1.65m)

Garden

approx 50' (approx 15.24m)

Important Notice -

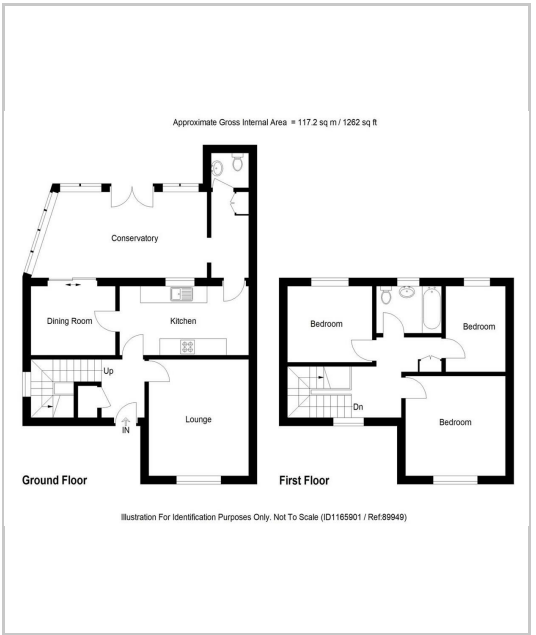
Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

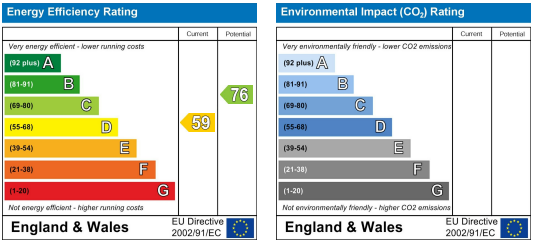
Area Map



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.