



## 21 Springvale

Rainham, ME8 0JG

Guide price £725,000



PRICE GUIDE £725,000 - £750,000. A double fronted and vastly extended 4-6 bedroom chalet bungalow, offering versatile accommodation throughout. This light, airy, and immaculately presented home boasts a good sized sitting room, an office/bedroom 5, downstairs shower room, utility room, walk in storage cupboard, a huge lounge opening to a dining area, and modern kitchen. Upstairs comprises of four well appointed bedrooms, the master benefitting from an en-suite, and a superb family bathroom. The loft provides plenty of storage room along with the front garage partition. The rear part of the garage is currently used as a summer house/gym. The garden is a sun worshipers delight being secluded, and south/westerly facing (approx 50'). The high ceilings and numerous windows create a perfect blend of light and space. Situated in a highly popular tree lined road with individual properties of differing ages, and centrally located for numerous schools, shops and motorway links.

A deceptively large family home offering ample parking which must be viewed!

Estate Agency Act 1979 - Please note this property is being sold by an employee or director of Pollard Estates.





Hallway

Office/Bedroom 5

11'5 x 8'9 (3.48m x 2.67m)

Sitting Room

14'4 into bay x 12'0 (4.37m into bay x 3.66m)

Walk In Storage Cupboard

Shower Room

10'6 x 5'8 max (3.20m x 1.73m max)

Utility Room

9'9 x 8'11 (2.97m x 2.72m)

Lounge

25'5 x 12'8 (7.75m x 3.86m)

Dining Area

13'4 x 9'8 (4.06m x 2.95m)

Kitchen

13'3 x 8'0 (4.04m x 2.44m)

Stairs Up From Hallway

Landing

Master Bedroom

16'1 x 15'5 to 10'1 (4.90m x 4.70m to 3.07m)

En-Suite

6'8 x 3'9 (2.03m x 1.14m)

Dressing Area

Bedroom 2

14'9 max x 9'7 max (4.50m max x 2.92m max)

Bedroom 3

10'2 x 9'7 (3.10m x 2.92m)

Bedroom 4

9'7 x 8'2 (2.92m x 2.49m)

Bathroom

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

Rear Garden

approx 50' (approx 15.24m)

Summer House/Gym

15'0 x 8'10 (4.57m x 2.69m)

Front Garage Partition

8'4 x 3'7 (2.54m x 1.09m )

Driveway

Important Notice -

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

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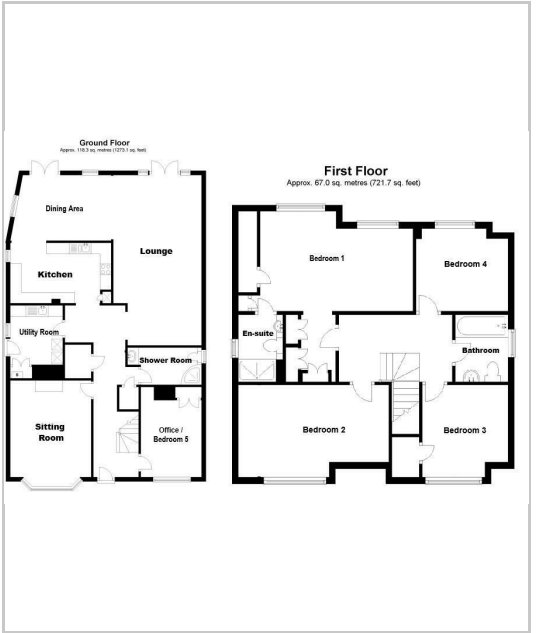
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Area Map



Floor Plans



Energy Efficiency Graph

