# POLLARD ESTATES



# 200 Lonsdale Drive

Rainham, ME8 9JN

## Price guide £400,000









PRICE GUIDE £400,000 TO £425,000. A genuinely substantial 1960's style, family home offering an abundance of accommodation to suit multiple family requirements. This individually built home boasts the rare bonus, in these style houses, of a good size dining room over the garage. Accommodation downstairs also includes a well proportioned lounge and adjoining reception/dining area, kitchen, W.C and useful cellar style storage area. Upstairs comprises of four bedrooms which can all accommodate double beds, and a bathroom. The rear garden is both secluded and a real sun trap, offering a westerly aspect. Although in need of some modernisation, this huge semi detached home provides a square footage that rivals many detached houses. Lonsdale Drive is centrally located for local shops, motorway access, numerous schools, and Rainham Station is only a short drive away. Must be viewed to be appreciated and offered with NO CHAIN!



### **Entrance Porch**

5'9 x 3 (1.75m x 0.91m)

### Reception/Breakfast Room

13'8 x 11'0 (4.17m x 3.35m)

### **Inner Hallway**

### Kitchen

15'4 x 9'1 max (4.67m x 2.77m max)

### W.C

5'2 x 3 (1.57m x 0.91m)

### **Dining Room**

16'9 x 9'1 (5.11m x 2.77m)

### Lounge

16'4 x 12'1 max (4.98m x 3.68m max)

### **Stairs Up From Reception Room**

### Landing

### Bedroom 1

13 x 11 (3.96m x 3.35m)

### Bedroom 2

12'1 x 9'1 (3.68m x 2.77m)

### **Bedroom 3**

11 x 9'8 (3.35m x 2.95m)

### Bedroom 4/Office

8'8 x 8'5 (2.64m x 2.57m)

### **Bathroom**

7'7 x 5'5 (2.31m x 1.65m)

### Garden

30 x 30 (9.14m x 9.14m)

### **Driveway For Numerous Cars**

### Garage

17 x 9 (5.18m x 2.74m)

### **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.
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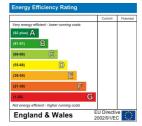
### Area Map

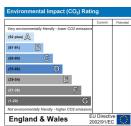


### Floor Plans

# Awaiting Floorplan

### **Energy Efficiency Graph**





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