



## 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.

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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

