



## 111 Otterham Quay Lane

Rainham, ME8 8NF

Guide price £375,000



PRICE GUIDE £375,000 to £400,000. A link detached house which has been significantly, and thoughtfully, enhanced by the current vendor. The attractive composite entrance door leads to spacious hallway which size adds flexibility with potential office space, aided by natural light. This space is perfectly complimented by a modern shower room/WC and utility area. Double doors lead into a quite simply, stunning, light and airy kitchen/diner, with fitted appliances. The lounge to the rear of this lovely home offers French style doors onto the sunny aspect garden, which also incorporates off road parking. Upstairs comprises of a bathroom and three bedrooms, the master enjoying a superb size. Although benefitting from a garage conversion, the front partition provides a useful storage area. This family home is located within close distance to motorway links, Rainham Station, shops and Leigh Academy school. The popular village of Upchurch is also within easy reach offering pleasant semi-rural country walks.





Entrance Door

Hallway & Office Space

14'0 x 7'4 (4.27m x 2.24m)

Utility Area & Shower Room/WC

10'2 x 7'4 max (3.10m x 2.24m max)

Kitchen/Diner

14'8 x 13'4 (4.47m x 4.06m)

Lounge

15'6 x 11'5 (4.72m x 3.48m)

Stairs Up

Landing

Bedroom 1

15'6 x 8'10 (4.72m x 2.69m)

Bedroom 2

10'5 x 7'10 (3.18m x 2.39m)

Bedroom 3

10'4 x 7'3 (3.15m x 2.21m)

Bathroom

8'4 x 5'4 (2.54m x 1.63m)

Garden & Parking To Rear

Storage - Front Of Garage Partition

Important Notice -

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

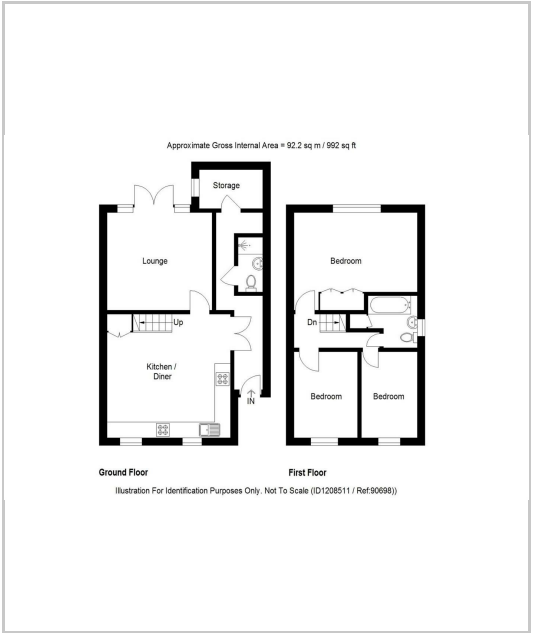
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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.

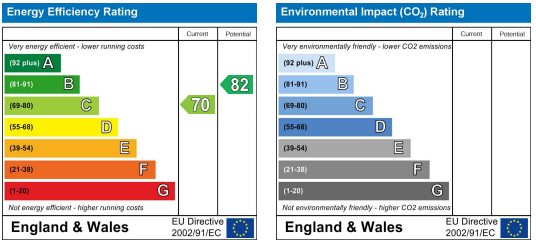
Area Map



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.