



## Farriers Court, 9 Seymour Road

Rainham, ME8 8PY

£475,000



A unique barn conversion oozing character and charm throughout! Situated on a private development and offering a tranquil ambience with an appealing pond feature, attracting wildlife. This lovely home offers a spacious lounge with adjoining dining area, downstairs cloakroom/W.C and kitchen. Upstairs comprises of a master bedroom with en-suite, two further bedrooms and a modern and stylish bathroom. All three bedrooms benefit from having fitted wardrobes. Externally, the sunny aspect garden is a delight, offering plenty of space to relax and unwind. A summer house/office provides the perfect space for anyone working from home or just need an extra room. A garage with large loft contributes towards additional storage. Although offering a country feel, this home is located within easy reach of Rainham Station, local shops and numerous schools. Must be viewed!





Side Entrance Door

Hallway

Cloakroom/W.C

Lounge

19'5 x 11'8 (5.92m x 3.56m)

Dining Area

11'0 x 9'3 (3.35m x 2.82m)

Kitchen

11'3 x 8'7 (3.43m x 2.62m)

Stairs Up From Hallway

Landing

Bedroom 1

12'3 x 9'3 (3.73m x 2.82m)

En-Suite Shower Room

Bedroom 2

11'7 x 8'2 (3.53m x 2.49m )

Bedroom 3

8'8 x 7'3 (2.64m x 2.21m)

Bathroom

Summer House/Office

16'2 x 7'3 (4.93m x 2.21m)

Garage

With large Eaves Storage

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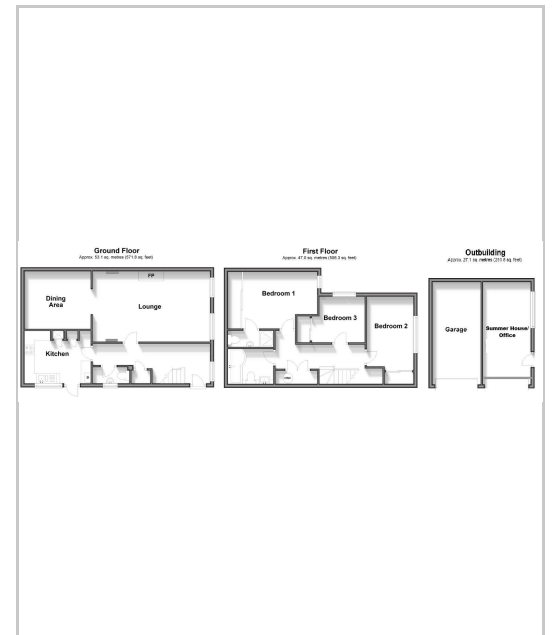
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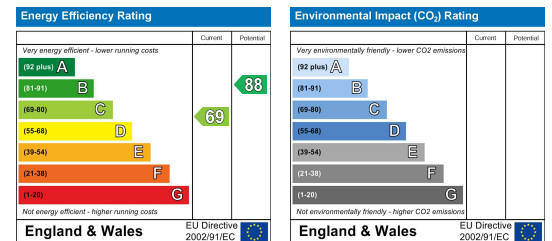
## Area Map



## Floor Plans



## Energy Efficiency Graph



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