



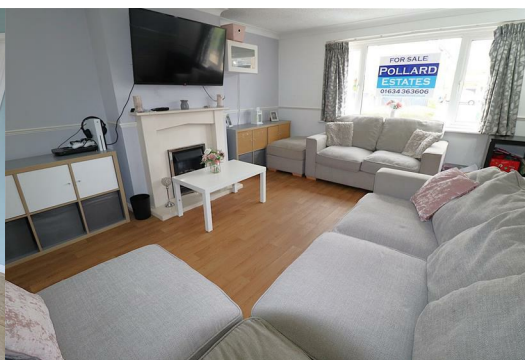
## 82 Beverley Close

Rainham, ME8 9HQ

Guide price £315,000



PRICE GUIDE £315,000 to £325,00. Pollard Estates are delighted to offer this well presented 4/5 bedroom townhouse which is located in the ever popular Beverley Close. Boasting a wealth of flexible and versatile accommodation, the configuration comprises on the ground floor a converted garage which creates a useful office space/dining room/bedroom 5, and a large kitchen/breakfast room. To the first floor you will see a spacious, light and airy lounge/diner, bedroom and family bathroom. The top floor comprises a master bedroom with an en suite shower room along with bedrooms 2 & 3. Externally the rear garden benefits from a secluded rear aspect outlook, and the frontage has a driveway. This family home represents excellent value for the vast accommodation offered. Rainham Station, shops and several schools are conveniently located within easy reach adding to the family appeal!



Door To

Hallway

14'1 x 5'9 (4.29m x 1.75m)

Formerly Garage (Conversion) Dining Room/Office/Be

9'7 x 8'0 (2.92m x 2.44m)

Storge Room

8'0 x 5'8 (2.44m x 1.73m)

Kitchen/Breakfast Room

14'4 x 11'0 (4.37m x 3.35m)

Stairs Up

Family Bathroom

7'9 x 5'7 (2.36m x 1.70m)

Bedroom 4

8'3 x 7'7 (2.51m x 2.31m)

Lounge/Diner

19'3 x 14'4 (5.87m x 4.37m)

Stairs Up

Bedroom 3

8'0 x 5'9 (2.44m x 1.75m)

Bedroom 2

11'0 x 8'3 (3.35m x 2.51m)

Bedroom1

12'2 x 11'8 (3.71m x 3.56m)

En Suite Shower Room

4'9 x 4'6 (1.45m x 1.37m)

Garden

Driveway

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



Energy Efficiency Graph

