POLLARD



22 Langdale Close

Rainham, ME8 7AQ

Guide price £300,000









PRICE GUIDE £300,000 - £325,000. A spacious and extended family home offered with the benefit of NO ONWARD CHAIN. Accomodation comprises of a hallway, kitchen, a large and practical sized lounge, perfectly complimented by a rear extension offering a dining area, and office/playroom, adding to the versatility. Upstairs features 2 double bedrooms, a further single and bathroom.

The low maintenance rear garden has an appealing westerly sunny aspect. The frontage provides off road parking and a useful garage. Although in need of modernisation, this end of terrace home boasts attractive kerb appeal and a popular location, close to the highly regarded Rainham Mark Grammar school, three leisure centre's, motorway access and Tesco Extra.

A good sized house with superb potential!



Door to

Porch

Hallway

Kitchen

10'3 x 6'9 (3.12m x 2.06m)

Lounge

18'2 x 15'5 (5.54m x 4.70m)

Dining Area

8'8 x 7'5 (2.64m x 2.26m)

Utility/Playroom/Office

8'1 x 6'5 (2.46m x 1.96m)

Stairs Up From Lounge

Landing

Bedroom 1

12'6 x 12'0 (3.81m x 3.66m)

Bedroom 2

12'9 x 10'1 (3.89m x 3.07m)

Bedroom 3

8'7 x 6'8 (2.62m x 2.03m)

Bathroom

7'3 x 5'8 (2.21m x 1.73m)

Garden

Driveway

Garage

16'10 x 7'5 (5.13m x 2.26m)

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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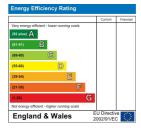
Area Map

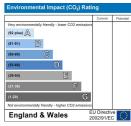


Floor Plans

Awaiting Floorplan

Energy Efficiency Graph





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