



## 15 Lyall Way

Rainham, Kent, ME8 9RB

Greenleaf Property Services are pleased to offer to the market this well maintained end-terrace house situated in the highly sought-after Parkwood, Rainham. The accommodation comprises entrance porch, a good size lounge/dining room and fitted kitchen. To the first floor there are two double bedrooms and bathroom W/C . Benefits include double glazing, gas central heating and good size rear garden. Located within close vicinity of highly regarded schools and a short drive to all A2/M2/M20 road links, nearby Rainham offers a selection of restaurants, bars, boutiques and mainline station. Properties in this location are rarely available so call now to avoid any disappointment.

EPC Grade D. Council Tax Band B.

Price Guide £270,000

# 15 Lyall Way

Rainham, Kent, ME8 9RB



- IDEAL FIRST PURCHASE/INVESTMENT OPPORTUNITY
- LOUNGE/DINING ROOM
- DOUBLE GLAZING/GAS CENTRAL HEATING
- COUNCIL TAX BAND B / FREEHOLD
- END OF TERRACE
- FIRST FLOOR BATHROOM W/C
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- EPC GRADE D

## Entrance Porch

## Lounge/Dining Room

22'2" x 16'8" (6.78 x 5.10)

## Kitchen

11'1" x 7'7" (3.39 x 2.32)

## First Floor Landing

## Bedroom

16'8" x 9'11" (5.10 x 3.03)

## Bedroom

9'3" x 8'4" (2.82 x 2.55)

## Bathroom W/C

8'8" x 5'1" (2.65 x 1.55)

## Rear Garden

Side access, mainly laid to lawn.

## Garage

En block.

## Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers

only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



## Directions

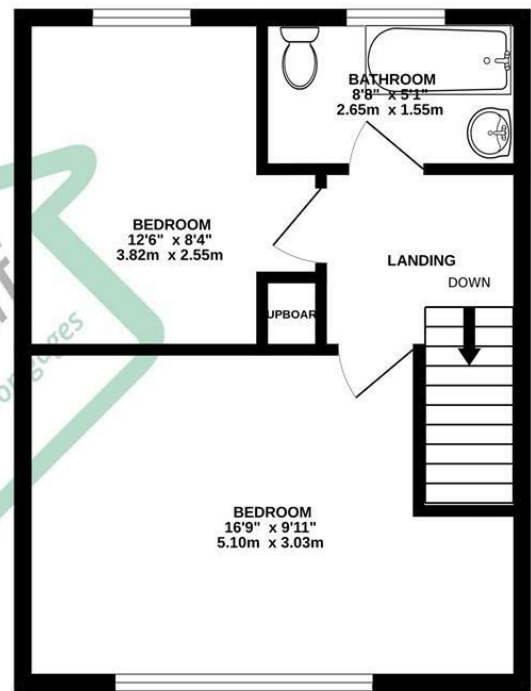
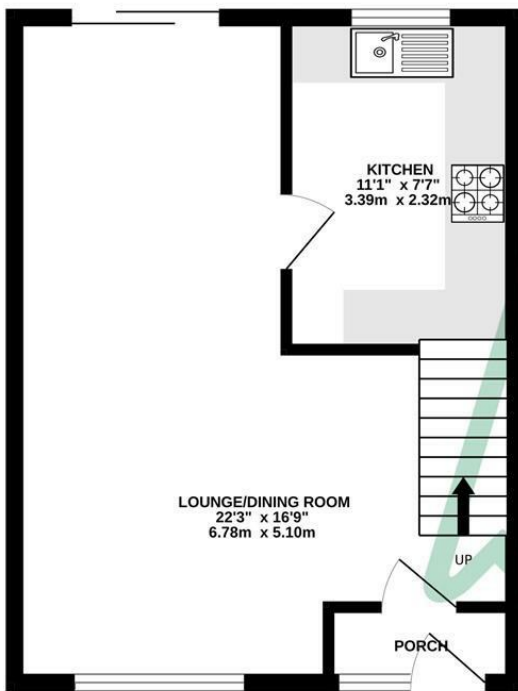
Tel: 01634730672





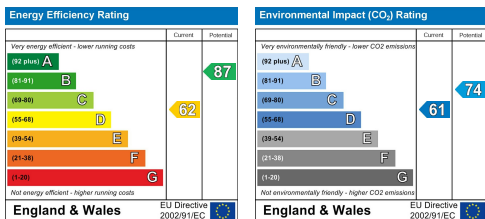
GROUND FLOOR  
373 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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