



## 72 Bayswater Drive

Rainham, ME8 8SZ

Offers in excess of £325,000



A stunning and high specification 3 bedroom home which oozes quality from the moment you step inside. With a modern and contemporary theme throughout, this lovely property also boasts attractive kerb appeal. The welcoming porch offers a practical size for storing outer garments and accessories, and seamlessly leads through to the generous sized lounge. To the rear of the house consists of a high specification and thoughtfully designed fitted kitchen. Complete with an integrated dishwasher, washing machine, fridge, freezer, double oven and butler sink. Upstairs comprises of 3 well appointed bedrooms and a lovely modern bathroom, continuing the sleek design.

Externally, the bloc paved driveway provides ample parking, and the low maintenance and sunny aspect garden also benefits from an outside tap and concealed double electrical socket. The rear access leads to the garage en bloc.

Location is perfect for easy motorway access, local schools, Parkwood shopping precinct and local bus routes.

A beautiful and well cared for home which must be viewed! Offered with NO CHAIN!



## Porch

6'1 x 6'0 (1.85m x 1.83m)

## Lounge

17'3 x 13'6 (5.26m x 4.11m)

## Kitchen/Diner

17'3 x 9'6 (5.26m x 2.90m)

## Stairs Up From Lounge

## Landing

## Bedroom 1

13'7 x 9'7 (4.14m x 2.92m)

## Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

## Bedroom 3

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

## Bathroom

7'4 x 5'2 (2.24m x 1.57m)

## Rear Garden

approx 25' (approx 7.62m)

## Driveway

## Garage En Bloc

## Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

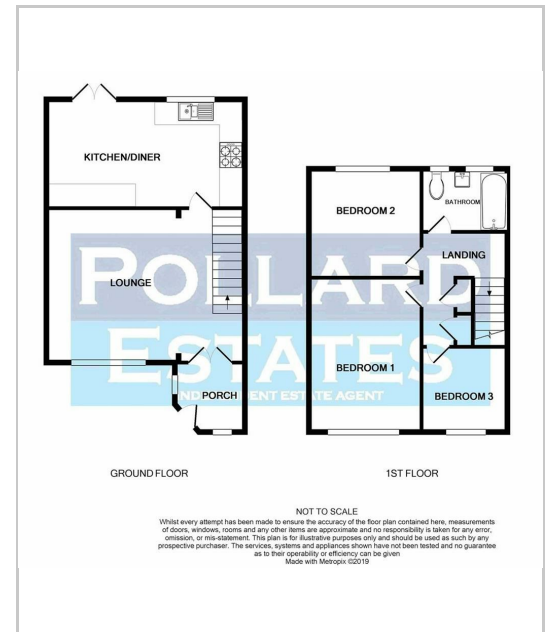
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

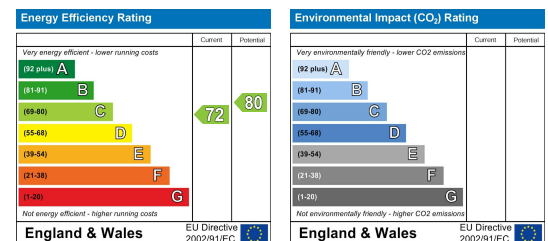
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.