



POLLARD  
ESTATES

## 31 Northumberland Avenue

Rainham, ME8 7JZ

**Guide price £425,000**



Guide Price £425,000 - £440,000.

Pollard Estates are pleased to offer this NO CHAIN, well presented 4 bedrooomed end of terrace family home. Ideally situated in a central location, close to the High Street, Rainham Station and numerous schools and shops. Downstairs you will be greeted with a lounge/diner, kitchen, utility room, and a light and airy sun room offering direct access to the rear garden. Whilst on the first floor there are 2 generous sized double bedrooms, a single bedroom and a bathroom. The top floor comprises of a good size loft conversion with an en-suite.

Kerb appeal is further enhanced by the attractive bloc paved driveway, providing off road parking and complimented by a garage to rear.

A lovely bay fronted period home which must be viewed!



## Door to

## Hallway

## Lounge/Diner

24'1 x 10'8 to 8'6 (7.34m x 3.25m to 2.59m)

## Sun Room

9'9 x 7'9 (2.97m x 2.36m)

## Kitchen

11'7 x 8'3 (3.53m x 2.51m)

## Utility Room

8' x 4'5 (2.44m x 1.35m)

## Stairs Up

## First Floor

## Bedroom 2

13'7 into bay x 10'6 (4.14m into bay x 3.20m)

## Bedroom 3

10'8 x 10'6 (3.25m x 3.20m)

## Bedroom 4

6'7 x 6'6 (2.01m x 1.98m)

## Bathroom

6'3 x 5'4 (1.91m x 1.63m)

## Stairs Up

## Master Bedroom

17'2 x 12'3 (5.23m x 3.73m)

## En Suite

6'1 x 5' (1.85m x 1.52m)

## Garden

approx 45' x 20 (approx 13.72m x 6.10m)

## Garage

approx 15' x 8' (approx 4.57m x 2.44m)

## Important Notice -

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## Area Map



## Floor Plans



## Energy Efficiency Graph

