



POLLARD  
ESTATES

## 20 Lyndhurst Avenue

Rainham, ME8 0HE

£475,000



A well presented and vastly extended family home boasting four double bedrooms and deceptively spacious accommodation.

This beautifully arranged family home offers an impressive amount of space across three floors, combining modern convenience with a highly practical layout. Situated in a popular residential location close to local schools and motorway links, it is an ideal choice for growing families or anyone seeking versatile accommodation.

The ground floor features a large, welcoming lounge and a generous kitchen/diner, providing excellent space for everyday living and entertaining. A downstairs shower room, WC and utility room add valuable convenience, especially for busy households.

On the first floor, you will find two double bedrooms, both with built-in wardrobes, a family bathroom, and a bright study/reading area, perfect for home working or quiet relaxation.

The thoughtfully designed loft extension adds a further two double bedrooms, with Bedroom 4 also benefiting from built-in wardrobes, along with an additional WC, creating a superb upper-floor layout ideal for older children, guests, or multi-generational living.

Outside, the property boasts a landscaped, generous-sized rear garden, complete with a sheltered BBQ and entertaining area, offering a fantastic space for year-round enjoyment. There is also a garage which is used as a workshop and storage area as there is no access for a vehicle. To the front, a block-paved driveway provides convenient off-road parking.

With its spacious interior, flexible layout, and excellent location, this is a home that truly caters to modern family life. Rainham Station and High Street shops are also located within a mile and a half.



Door To

Hallway

Shower Room/W.C

10'1 x 3'3 (3.07m x 0.99m)

Lounge/Diner

24'2 x 11'2 narrowing to 8'7 (7.37m x 3.40m narrowing to 2.62m)

Kitchen 'L' Shaped

22'7 max narrowing to 9'4 x 17'5 (6.88m max narrowing to 2.84m x 5.31m)

Utility

6'10 x 6'7 max (2.08m x 2.01m max)

Stairs Up

Landing

Bathroom

5'5 x 6'4 (1.65m x 1.93m)

Bedroom 1

13'6 x 9'8 (4.11m x 2.95m)

Bedroom 2

10'8 x 10'7 (3.25m x 3.23m)

Stairs Up

Landing

Bedroom 3

12'7 x 9'1 max (restricted head height) (3.84m x 2.77m max (restricted head height))

Bedroom 4

9'1 x 9' (2.77m x 2.74m)

Garden

Driveway

Front Garden

Garage/Workshop

15'5 x 7'9 (4.70m x 2.36m)

No access for a vehicle - Shed/Storage behind workshop - 7'8 x 6'9

Important Notice -

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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.

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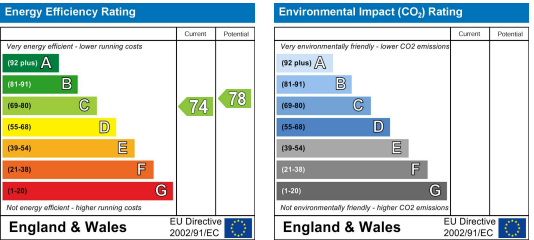
## Area Map



## Floor Plans



## Energy Efficiency Graph



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