



POLLARD
ESTATES

72 Campleshon Road

Rainham, ME8 9LF

£370,000



Located in the popular Parkwood area, this three-bedroom detached property offers a practical layout and scope for further improvement. Within walking distance of Parkwood Primary School and close to a range of other primary and secondary schools, the home also benefits from excellent access to motorway links and public transport. Parkwood Shopping Centre is nearby, providing useful local amenities.

The ground floor includes a spacious porch, a welcoming hallway, a downstairs W/C, and an excellent sized and extended lounge/diner, perfectly complimented with ample natural light. The stylish kitchen/breakfast room is fitted with a range of units.

Upstairs, the landing offers additional storage, two double bedrooms, and a larger-than-average single bedroom. The family bathroom completes the first floor.

Outside, there is a sunny aspect, southerly facing and tiered rear garden. The front provides driveway parking and access to the detached garage.

This property presents an opportunity to personalise and potentially extend, subject to planning permission. NO CHAIN.



POLLARD
ESTATES

Porch

11'1 x 4'0 (3.38m x 1.22m)

To Hallway

Cloakroom

4'9 x 3'3 (1.45m x 0.99m)

Kitchen

10'5 x 10'1 (3.18m x 3.07m)

Lounge/Diner

21'2 x 17'1 (6.45m x 5.21m)

Landing

Bedroom 1

11'6 x 10'0 (3.51m x 3.05m)

Bedroom 2

10'7 x 10'3 (3.23m x 3.12m)

Bedroom 3

10'4 x 7'1 (3.15m x 2.16m)

Bathroom

6'7 x 6'8 (2.01m x 2.03m)

Garage

24 x 8 (7.32m x 2.44m)

Garden

40 x 35 (12.19m x 10.67m)

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.

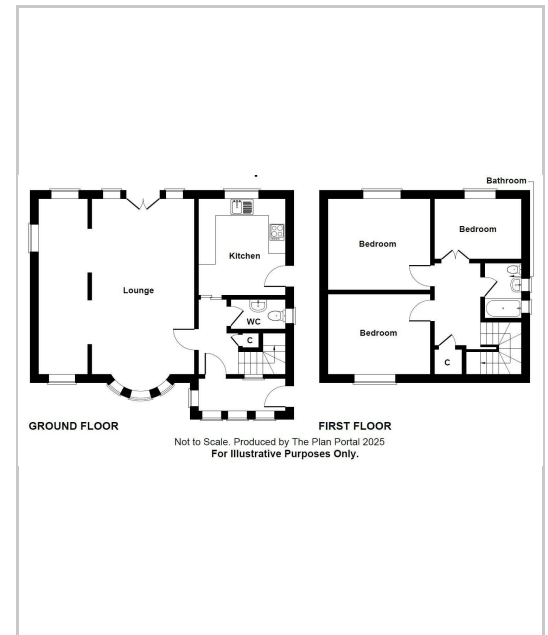
Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

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.

Area Map



Floor Plans



Energy Efficiency Graph

