



26 Bettescombe Road

Rainham, ME8 9AY

Offers in excess of £445,000



A spacious family home offering high specification and extended accommodation. The ground floor comprises of a welcoming hallway, a versatile office/bedroom four with an adjoining cloakroom, ideal for those working from home or as a children's playroom. A generously sized lounge flows seamlessly into the modern kitchen/diner, creating a bright and airy living space that is perfect for family life and entertaining.

Upstairs, you'll find three well appointed bedrooms and a superbly reconfigured bathroom, thoughtfully designed for comfort and convenience.

Externally, the block paved driveway provides ample off-road parking, while the south facing rear garden enjoys a sunny aspect and is of an excellent size, perfect for family use or hosting guests. The garden is further enhanced by a practical and versatile summer house.

This beautiful home has been carefully enhanced by the current owners, who have invested significant care, time and money. Located in a sought-after area, it benefits from excellent local amenities, including schools, shops, Rainham Station, and convenient motorway access just a short drive away.

Viewing is highly recommended to fully appreciate all that this home has to offer.



Door to

Hallway

8'4 x 5'8 (2.54m x 1.73m)

Office/Bedroom 4

12'1 x 8'4 max (3.68m x 2.54m max)

Cloakroom/Utility Room

8'5 x 2'9 (2.57m x 0.84m)

Lounge

21'3 x 11'1 max (6.48m x 3.38m max)

Kitchen/ Diner

19'4 x 8'8 (5.89m x 2.64m)

Stairs from Hallway

Landing

Bathroom

8'4 x 4'7 (2.54m x 1.40m)

Bedroom 1

11'4 x 11'1 (3.45m x 3.38m)

Bedroom 2

11'1 x 9'6 (3.38m x 2.90m)

Bedroom 3

8'4 x 6'6 (2.54m x 1.98m)

Garden

55 x 25 apx (16.76m x 7.62m apx)

Summer house

12'8 x 9'8 (3.86m x 2.95m)

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.

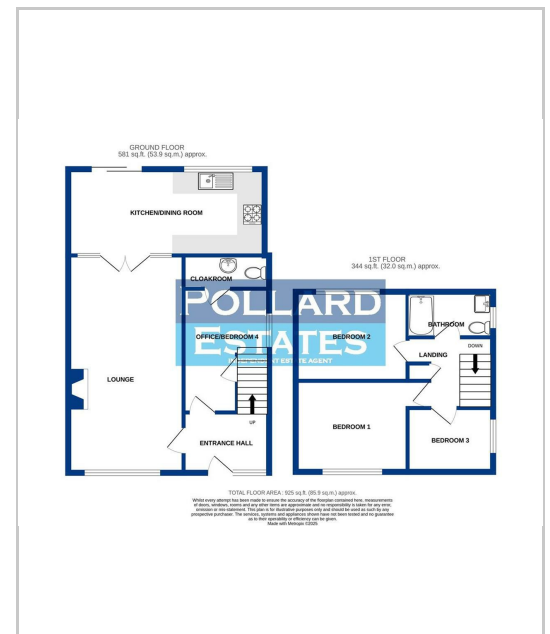
Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

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

