



POLLARD
ESTATES

2 Wooldeys Road

Rainham, ME8 7NT

Offers in excess of £440,000



This superbly presented three-bedroom chalet-style bungalow is ideally situated on Wooldeys Road, occupying a desirable corner plot. Having been completely refurbished by the current owners, the property clearly reflects the care, attention, and significant investment that has gone into creating a truly beautiful home. Externally, the property benefits from a newly built garage and a generous driveway providing off-road parking for approximately three to four vehicles. The home's attractive frontage and immaculate presentation set the tone for what lies within. Upon entering, you are welcomed by a spacious porch leading into a large, inviting hallway. The accommodation is bright and airy throughout, starting with a newly fitted, contemporary kitchen finished to a high standard. From here, a door leads into the former sunroom, now thoughtfully converted into a practical utility area with direct access to the rear garden. The light-filled lounge/diner offers an excellent space for both relaxation and entertaining. The ground floor also features a well-proportioned double bedroom complete with fitted wardrobes by Sharps, along with a stylishly newly fitted shower room. Upstairs, accessed via a newly installed staircase, you will find two further bedrooms: a generous double bedroom and a spacious large single room, ideal for family living or home working. The rear garden is a particular highlight of the property, immaculately maintained and beautifully landscaped with stunning flower borders, creating a peaceful and private outdoor retreat. The garage can be accessed both from the front of the property and directly from the garden, adding to the convenience. Ideally located, the property is within close proximity to Rainham railway station and shops, offering excellent transport links into London, as well as convenient access to motorway links including the M2 and M20.



Door To

Porch

6'4 x 5'6 (1.93m x 1.68m)

Bedroom

11'8 x 9'9 (3.56m x 2.97m)

Lounge/Diner

26'9 x 10'9 (8.15m x 3.28m)

Shower Room

6'9 x 6'3 (2.06m x 1.91m)

Kitchen

10'5 x 9'4 (3.18m x 2.84m)

Utility Room

9'9 x 5'9 (2.97m x 1.75m)

Stairs Up From Lounge

Bedroom

12'2 x 11'2 (3.71m x 3.40m)

Bedroom

11'4 8'2 (3.45m 2.49m)

Garden

30' x 25 approx (9.14m x 7.62m approx)

Garage

18'7 x 8'2 (5.66m x 2.49m)

Driveway

Front Garden Corner Plot

Important Notice -

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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.

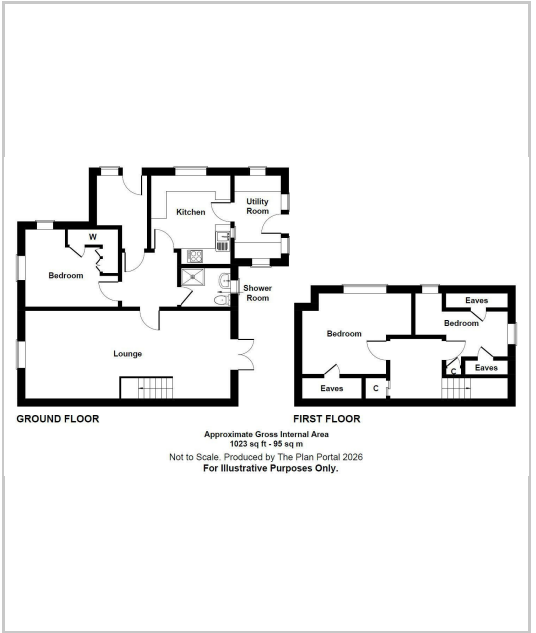
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

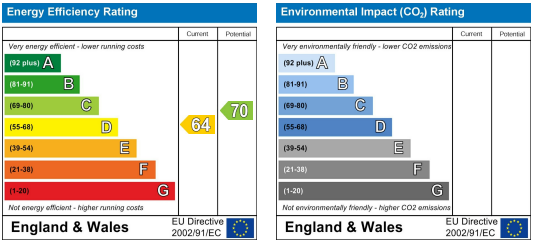
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.