POLLARD ESTATES
INDEPENDENT ESTATE AGENT

47 London Road

Rainham, ME8 7RG

Offers in excess of £375,000

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A substantial sized family home offering numerous period features, superb potential and attractive kerb appeal. Accommodation is arranged over 3 levels with the ground floor comprising of a practical sized lounge, useful WC and a modern kitchen/diner leading to a lovely dwarf wall conservatory. The first floor offers 2 double bedrooms, a single third and bathroom. Stairs from the first floor landing lead to a comfortable fourth bedroom with far reaching views.
One of the unique selling points of this imposing house is a southerly facing rear garden measuring in the region of 150'. A garage to rear is situated on a large hardstand area which could be removed to create parking for multiple vehicles. Homes of this ilk and age are rarely available so call today to book your viewing! This family home is perfectly located for numerous schools, both primary and secondary. Rainham Station and High Street, offering various eateries and shops, are also situated within a short walking distance. Offered with the benefit of NO CHAIN!

Door to Hallway

Hallway

Lounge
14'2 x11'9 (4.32m x3.58m)

Dining Area
11'9 x 11'9 (3.58m x 3.58m)

Kitchen Area
8'9 x 6'8 (2.67m x 2.03m)

Conservatory
12'9 x 9'8 (3.89m x 2.95m)

Cloakroom
4'2 x 2'7 (1.27m x 0.79m)

Stairs from Hallway

Landing

Bathroom
7'9 x 6'3 (2.36m x 1.91m)

Bedroom 1
14'6 x 11'9 (4.42m x 3.58m)

Bedroom 3
11'9 x 9'8 (3.58m x 2.95m)

Bedroom 4
7'4 x 6'3 (2.24m x 1.91m)

Stairs from landing

Bedroom 2
12'6 x 12'2 (3.81m x 3.71m)

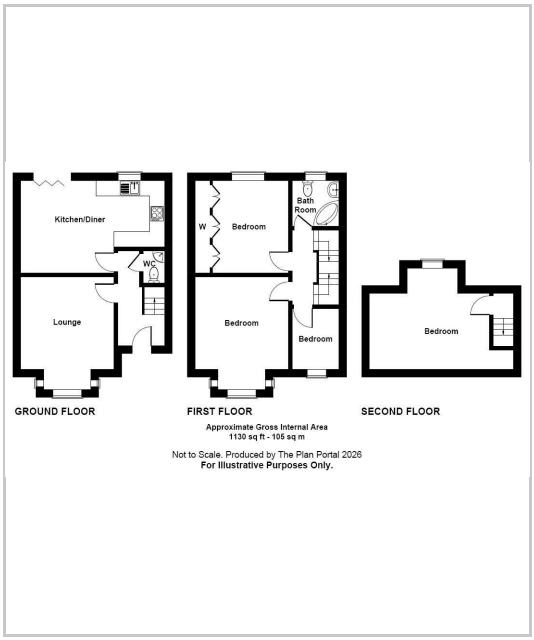
Garage
18'0 x 8'9 (5.49m x 2.67m)

Garden
150' x 20' apx (45.72m x 6.10m apx)

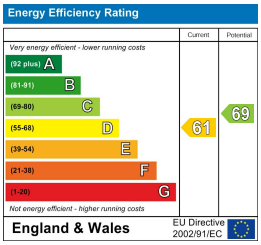
Important Notice -
Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.
No representation or warranty is given, and no employee has authority to do so.
Measurements, photographs and plans are approximate 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.

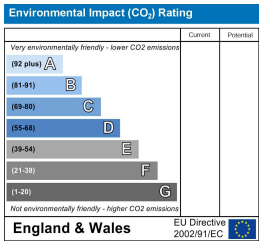
Area Map

Floor Plans



Energy Efficiency Graph





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