



POLLARD
ESTATES

6 Nursery Road

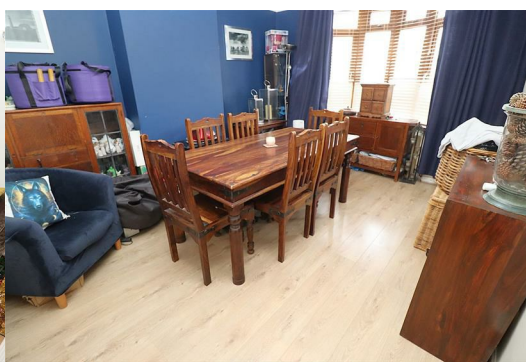
Rainham, ME8 0BD

£375,000



Pollard Estates are delighted to present this impressive double fronted family home, offering substantial room sizes throughout and excellent potential for both extension and loft conversion (subject to planning). The property features a modern kitchen with integrated appliances, two generous reception rooms and a useful study/office area ideal for home working. Upstairs there are three well proportioned double bedrooms, a recently installed modern bathroom.

Externally, the home enjoys a large, mature rear garden with side access, along with a driveway to the front providing convenient off road parking. Perfectly positioned for popular local schools, Rainham town centre and the mainline station, this superb home must be viewed to fully appreciate everything on offer.



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Door to
Hallway

Lounge
13'10 plus bay x 11'4 (4.22m plus bay x 3.45m)

Study
6'5 x 6'1 (1.96m x 1.85m)

Dining Room
14'1 x 11'1 (4.29m x 3.38m)

Kitchen
18'6 x 5'8 (5.64m x 1.73m)

Conservatory
10'2 x 9'7 (3.10m x 2.92m)

Stairs From Hallway

Landing

Bedroom 1
13'8 plus bay x 10'7 (4.17m plus bay x 3.23m)

Bedroom 2
11'8 x 10'6 (3.56m x 3.20m)

Bedroom 3
11'5 x 8'6 plus bay (3.48m x 2.59m plus bay)

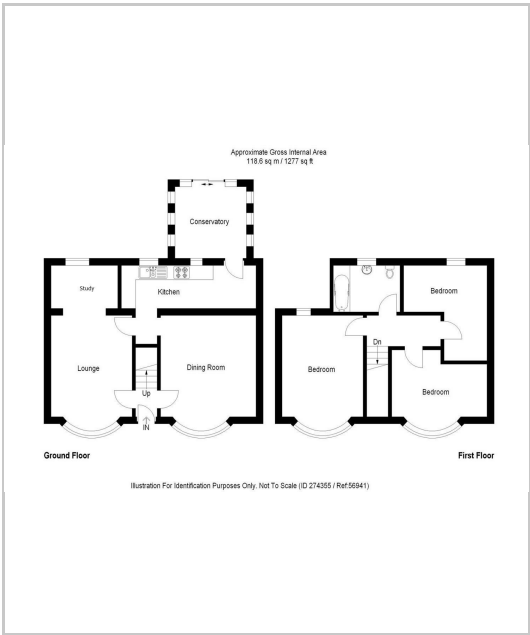
Garden

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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.
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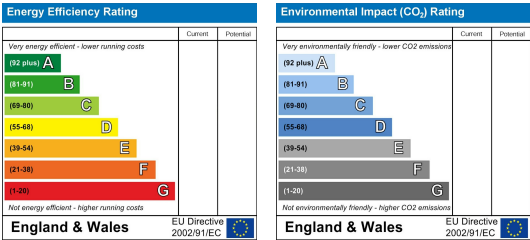
Area Map



Floor Plans



Energy Efficiency Graph



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