



8 Lambourne Place

Rainham, ME8 7PW

Guide price £425,000



PRICE GUIDE £425,000 to £450,000. A spacious family home which has been thoughtfully extended to meet all the requirements of modern living. Downstairs boasts a large lounge, modern kitchen/diner with breakfast bar and dining area, spacious utility room and W/C. The first floor comprises of a stunning shower room, 2 double bedrooms and further single, while upstairs offers a fantastic sized master bedroom with an attractive en-suite. The spacious patio and artificial lawn rear garden are low maintenance for ease and convenience, while the frontage allows parking for several cars. This lovely home has superb kerb appeal and is located in popular cul-de-sac, yet very close to Rainham Station, shops and schools. Must be viewed!



Hallway

Lounge

19'7 x 11'7 (5.97m x 3.53m)

Kitchen/Diner

15'10 x 11'2 (4.83m x 3.40m)

Utility Room

7'7 x 5'9 (2.31m x 1.75m)

W/C

5'2 x 2'9 (1.57m x 0.84m)

Stairs Up From Hallway

Shower Room

6'4 x 5'5 (1.93m x 1.65m)

Bedroom 2

11'1 x 9'2 max (3.38m x 2.79m max)

Bedroom 3

11'5 x 8'4 (3.48m x 2.54m)

Bedroom 4

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

Stairs Up From Landing

Master Bedroom (Loft Room)

16'3 max x 8'5 (4.95m max x 2.57m)

En-Suite

8'3 x 4'9 (2.51m x 1.45m)

Driveway For Several Cars

Garden

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.

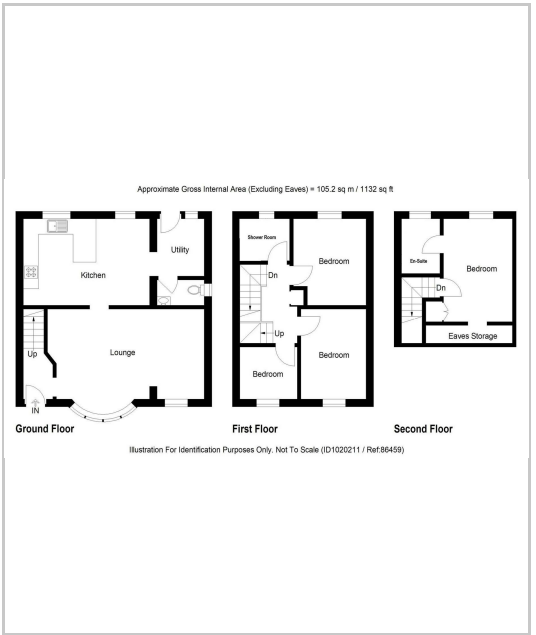
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

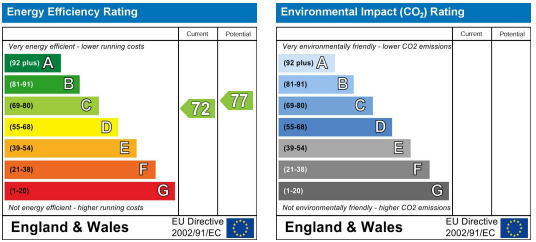
Area Map



Floor Plans



Energy Efficiency Graph



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.