



44 Queendown Avenue

Rainham, ME8 9NU

£500,000



Nestled in the sought-after Queentown Avenue in Parkwood, Rainham, this attractive detached residence offers spacious and versatile accommodation, ideal for growing families. Upon arrival, the property benefits from a garage positioned at the entrance, providing convenient parking and storage. You are welcomed by a useful porch area, currently utilised as a home office, perfect for modern living, before stepping into an inviting hallway that sets the tone for the rest of the home. The ground floor offers a well-balanced layout, featuring a generous kitchen/diner ideal for both everyday living and entertaining, which flows seamlessly into a practical utility room. The lounge provides a comfortable retreat and leads directly into a spacious conservatory, flooding the home with natural light and offering delightful views of the garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, the property boasts a well-proportioned square landing, giving access to four bedrooms, including two doubles, a small double, and a large single bedroom, providing flexible space for family, guests, or home working. A family bathroom serves the first floor. Externally, the property enjoys a good-sized garden with a wide plot, offering ample outdoor space for relaxation and entertaining, while remaining easy to maintain due to its manageable depth. The property is presented in good order throughout, allowing prospective buyers to move straight in and make it their own. Early viewing is highly recommended to avoid disappointment. Ideally located within the ME8 postcode, the home benefits from excellent transport links, including easy access to nearby motorway connections and convenient distance to Rainham railway station, making it perfect for commuters. This is a fantastic opportunity to acquire a well-positioned detached home in a popular residential area—don't miss out.



Door To

Porch/Office

10'3 x 5'8 (3.12m x 1.73m)

Door To

Hallway

Cloakroom

7'5 x 2'9 (2.26m x 0.84m)

Kitchen/Diner

16'9 x 8'9 (5.11m x 2.67m)

Utility Room

7'0 x 6'1 (2.13m x 1.85m)

Lounge/Diner

19'2 x 11'8 (5.84m x 3.56m)

Conservatory

15'1 x 8'7 (4.60m x 2.62m)

Stairs Up

Landing

Bedroom 1

11'8 x 10'1 (3.56m x 3.07m)

Bedroom 2

11'7 x 9'6 (3.53m x 2.90m)

Bedroom 3

11'8 x 9'1 (3.56m x 2.77m)

Bedroom 4

9'1 x 7'1 (2.77m x 2.16m)

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

Garden

approx 45' x 40' (approx 13.72m x 12.19m)

Garage

16'4 x 8'0 (4.98m x 2.44m)

Driveway

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.

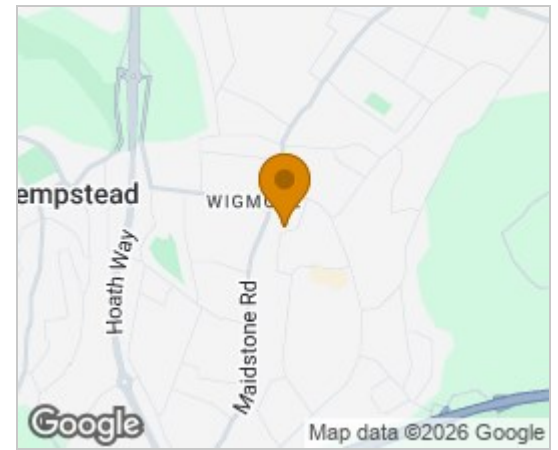
Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

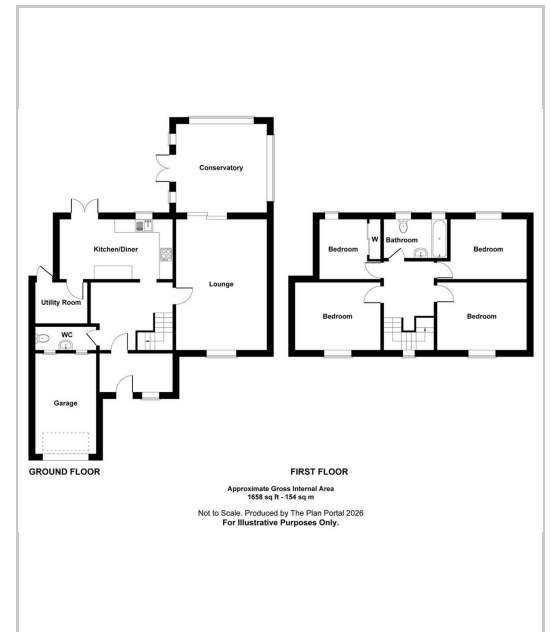
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

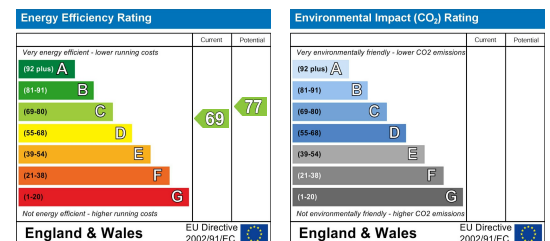
Area Map



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