



9 Cherry Orchard Drive

Rainham, ME8 8GB

£340,000



This beautifully presented two double bedroom end-terrace home delivers contemporary living in a highly sought-after residential setting—an ideal choice for first-time buyers, downsizers, or investors. Finished to an exceptional standard throughout, the home offers a bright and spacious living/dining area, a sleek modern kitchen/diner complete with integrated oven and stylish ceiling spotlights, plus the added convenience of a separate downstairs W/C. Upstairs, you'll find two well-proportioned double bedrooms; the master enjoys its own en-suite shower room and built-in wardrobes in bedroom 2, while the family bathroom features a shower-over-bath. Externally, the property provides a low-maintenance landscaped rear garden, perfect for relaxing or entertaining, along with two allocated parking bays and an electric car charging point. An approximate 6-year new build warranty remains in place, offering valuable peace of mind. The location brings the best of Rainham living: scenic countryside walks nearby in Upchurch, excellent commuter links via Rainham Station, and access to well-regarded schools including Riverside Primary School, Leigh Academy, and Rainham Mark Grammar School. The vendor advises a service charge of £250 p/a, to be verified by your solicitor.



Door To

Halway

6' x 3'8 (1.83m x 1.12m)

W.C

5'2 x 3'9 (1.57m x 1.14m)

Lounge

19'6 x 10'5 (5.94m x 3.18m)

Kitchen/Diner

14'5 x 9' (4.39m x 2.74m)

Stairs From Lounge

Landing

Bedroom 1

14'6 x 10'4 (4.42m x 3.15m)

En-Suite

7'8 x 4'7 (2.34m x 1.40m)

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Bedroom 2

12'8 x 6'7 (3.86m x 2.01m)

Garden

28' x 19'5 (8.53m x 5.92m)

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.

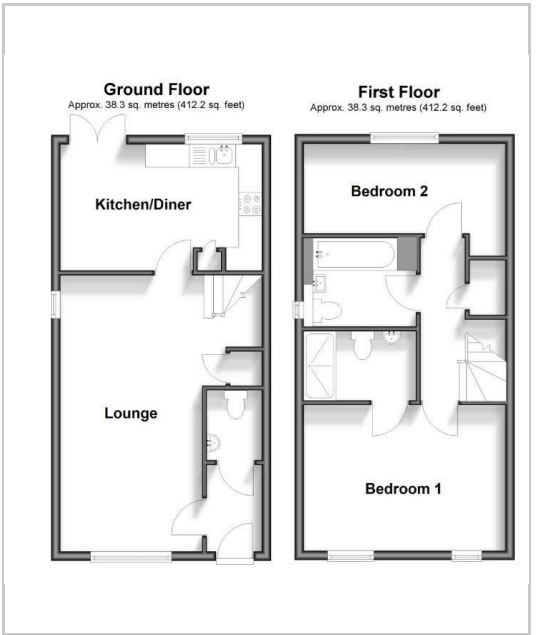
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

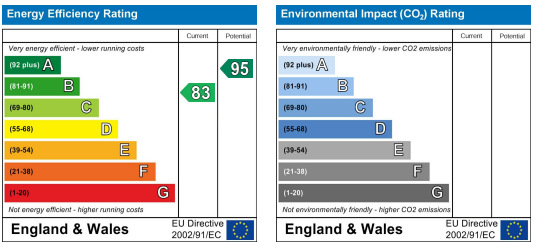
Area Map



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.