



82 Farnham Close

Rainham, ME8 8NS

Offers in excess of £350,000



LARGE PLOT! A unique and rare opportunity to acquire a three double bedroom home, situated on a large plot offering fantastic potential to develop/extend (STPP). The family home comprises of a useful downstairs WC, a generous sized front to back lounge/diner, and kitchen. Upstairs offers 3 well proportioned bedrooms and family bathroom.

The rear garden also includes the benefit of a garage, ideal for extra storage or housing a small car.

Occupying an approx. double-width plot measuring in the region of 72' x 52', the property offers excellent development potential, including side extension or additional dwelling options, subject to planning permission. A strong opportunity for buyers seeking long-term investment potential.

Rainham Station and High Street are located within walking distance with numerous schools also close by.



Entrance Door

Hallway

WC

5'4 x 4'2 (1.63m x 1.27m)

Lounge/Diner

22'7 x 10'3 (6.88m x 3.12m)

Kitchen

9'5 x 8'4 (2.87m x 2.54m)

Stairs Up From Hallway

Landing

Bedroom 1

11'7 x 10'6 (3.53m x 3.20m)

Bedroom 2

11'3 x 8'6 (3.43m x 2.59m)

Bedroom 3

9'4 x 7'6 (2.84m x 2.29m)

Bathroom

8'6 x 6'4 (2.59m x 1.93m)

Rear Garden

34' x 20' approx (10.36m x 6.10m approx)

Garage To Rear

17'4 x 8'4 (5.28m x 2.54m)

Side Plot

60' min x 30' min approx (18.29m min x 9.14m min approx)

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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.

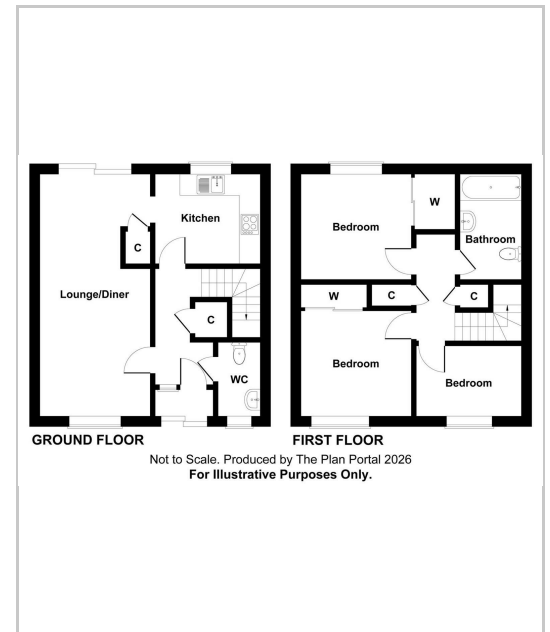
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

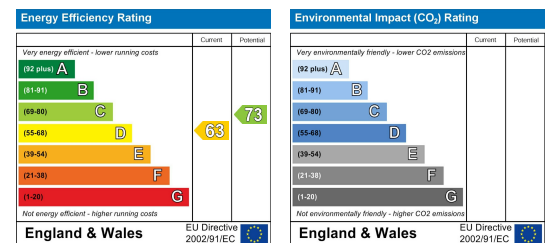
Area Map



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.