POLLARD ESTATES
INDEPENDENT ESTATE AGENT

46 Station Road

Rainham, ME8 7PH

Offers in excess of £260,000

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An individual and unique 3 bedroom semi detached house offering ample parking and an enviable, central location. Accommodation downstairs comprises of a lounge, dining area and kitchen. The rear garden leads to a lean to/garden room offering additional space. Upstairs features 3 bedrooms and a shower room. The established yet manageable garden is considered an ideal size for entertaining.

The detached garage with personnel rear access door would also make an ideal office (STPP). Although in need of modernisation, this blank canvass would make a lovely home for anyone willing to invest time and money. 3 bedroom semi detached houses in this area and price range are seldom available so call today to view!

Rainham Station, various eateries, and shopping precinct are conveniently located within a short away, with numerous schools also close by. Offered with NO CHAIN.

Door To

Entrance Hallway

Lounge
13'5 x 12'11 (4.09m x 3.94m)

Dining Room
10'5 x 7'9 (3.18m x 2.36m)

Kitchen
10'4 x 7'4 (3.15m x 2.24m)

Conservatory/ Lean To
9'3 x 8 (2.82m x 2.44m)

Stairs from Entrance Hallway

Landing

Bedroom 1
12'8 x 9 (3.86m x 2.74m)

Bedroom 2
11'1 x 8'9 (3.38m x 2.67m)

Bedroom 3
9'8 x 6'6 (2.95m x 1.98m)

Shower Room
6'7 x 6'2 (2.01m x 1.88m)

Garden
approx 42' x 18' (approx 12.80m x 5.49m)

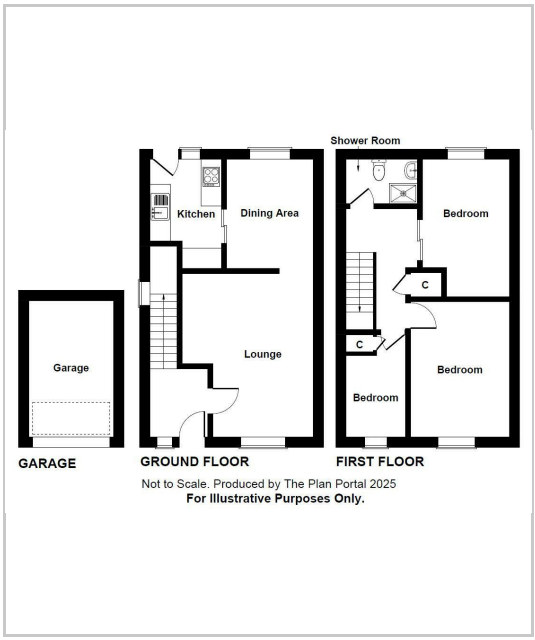
Driveway

Detached Garage
16'9 x 8'5 (5.11m x 2.57m)

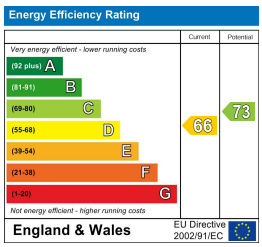
Important Notice -

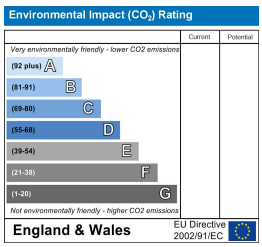
Area Map

Floor Plans



Energy Efficiency Graph





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