



POLLARD  
ESTATES

## 11 Wakeley Road

Rainham, ME8 8HD

Offers in excess of £270,000



A rarely available and popular Dutch Barn style house boasting 2 double bedrooms. The unique selling points of this NO CHAIN property include the benefit of a long garden offering the potential to extend (STPP), and addition of a sunroom/dining room. The accommodation downstairs also offers a practical sized square shaped lounge, kitchen, conservatory and neutral bathroom suite. Upstairs offers 2 good sized double bedrooms and a WC.

The house is situated within reach of both local primary and secondary schools in Rainham and Gillingham. Nearby parks offer green space for recreation and leisure.

Rainham benefits from good public transport links, with the Station providing services to London Victoria and London St Pancras International, with typical journey times from around 50–60 minutes, as well as connections to Chatham, Rochester and further across Medway. Local bus services connect the surrounding residential areas with the town centre, neighbouring Gillingham and other Medway towns.

The property has an EPC rating of D and falls within Council Tax Band C. This semi-detached house represents a practical home in a well-connected Medway location.



Door to

Hallway

Lounge

14'0 x 13'4 (4.27m x 4.06m)

Bathroom

5'6 x 5'5 (1.68m x 1.65m)

Kitchen

15'4 x 8'2 max (4.67m x 2.49m max)

Sun Room/ Dining Area

13'6 x 8'4 (4.11m x 2.54m)

Conservatory

9'2 x 6'0 (2.79m x 1.83m)

Stairs from Hallway

Landing

Bedroom 1

13'6 x 12'6 max (4.11m x 3.81m max)

Bedroom 2

12'5 x 9'9 max (3.78m x 2.97m max)

W.C

Garden

100 x 19 min (30.48m x 5.79m min)

#### Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

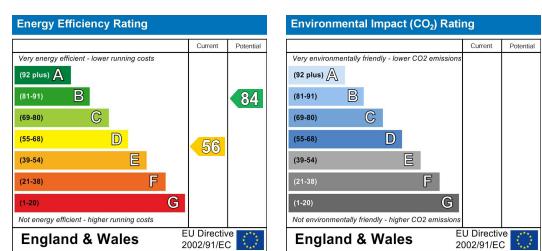
#### Area Map



#### Floor Plans

Awaiting  
Floorplan

#### 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.