POLLARD ESTATES
INDEPENDENT ESTATE AGENT



2 Wooldeys Road

Rainham, ME8 7NT

Guide price £425,000

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Guide Price £425,000 to £450,000
This superbly presented three-bedroom chalet-style bungalow is ideally situated on Wooldeys Road, occupying a desirable corner plot. Having been completely refurbished by the current owners, the property clearly reflects the care, attention, and significant investment that has gone into creating a truly beautiful home. Externally, the property benefits from a newly built garage and a generous driveway providing off-road parking for approximately three to four vehicles. The home's attractive frontage and immaculate presentation set the tone for what lies within. Upon entering, you are welcomed by a spacious porch leading into a large, inviting hallway. The accommodation is bright and airy throughout, starting with a newly fitted, contemporary kitchen finished to a high standard. From here, a door leads into the former sunroom, now thoughtfully converted into a practical utility area with direct access to the rear garden. The light-filled lounge/diner offers an excellent space for both relaxation and entertaining. The ground floor also features a well-proportioned double bedroom complete with fitted wardrobes by Sharps, along with a stylishly newly fitted shower room. Upstairs, accessed via a newly installed staircase, you will find two further bedrooms: a generous double bedroom and a spacious large single room, ideal for family living or home working. The rear garden is a particular highlight of the property, immaculately maintained and beautifully landscaped with stunning flower borders, creating a peaceful and private outdoor retreat. The garage can be accessed both from the front of the property and directly from the garden, adding to the convenience. Ideally located, the property is within close proximity to Rainham railway station and shops, offering excellent transport links into London, as well as convenient access to motorway links including the M2 and M20.







Door To

Porch
6'4 x 5'6 (1.93m x 1.68m)

Bedroom
11'8 x 9'9 (3.56m x 2.97m)

Lounge/Diner
26'9 x 10'9 (8.15m x 3.28m)

Shower Room
6'9 x 6'3 (2.06m x 1.91m)

Kitchen
10'5 x 9'4 (3.18m x 2.84m)

Utility Room
9'9 x 5'9 (2.97m x 1.75m)

Stairs Up From Lounge

Bedroom
12'2 x 11'2 (3.71m x 3.40m)

Bedroom
11'4 8'2 (3.45m 2.49m)

Garden
30' x 25 approx (9.14m x 7.62m approx)

Garage
18'7 x 8'2 (5.66m x 2.49m)

Driveway

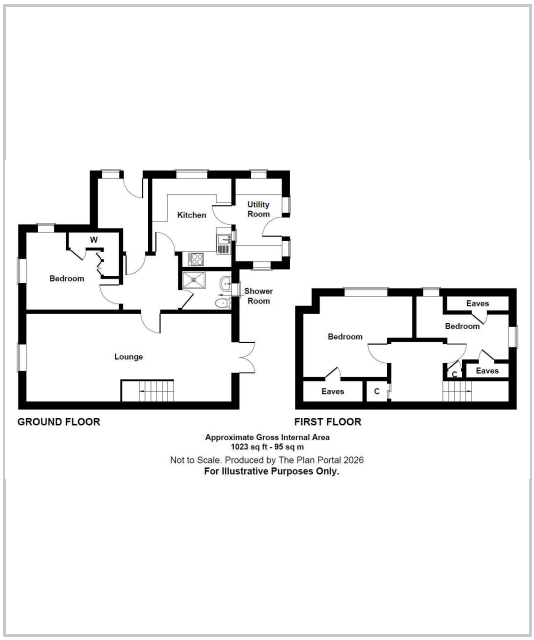
Front Garden Corner Plot

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Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.
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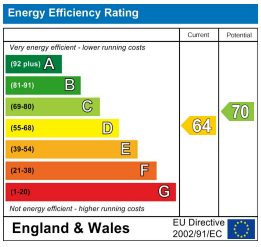
Area Map

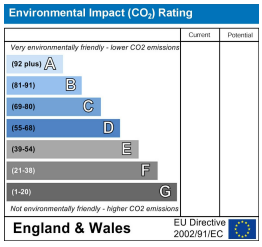


Floor Plans



Energy Efficiency Graph





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