



## 16 Camellia Close

Rainham, ME8 0HJ

Offers in excess of £500,000



A beautifully presented, 4 bedroom detached chalet bungalow, thoughtfully configured and introduced by a generous and welcoming entrance hall. The property offers a wealth of flexible accommodation including a stunning kitchen/diner with a central feature island and bi-folding doors, a spacious and practical sized lounge, a downstairs office/bedroom, and a useful utility room with WC. Downstairs also benefits from zoned underfloor heating for added convenience. Upstairs features three double bedrooms and a modern, stylish four-piece bathroom, ideal for busy households.

Outside, the home benefits from an integral garage with battery storage system, driveway parking with an EV charging point, and a low-maintenance garden, perfect for entertaining family and friends. A generous sized family home boasting an enviable and peaceful cul de sac position, and attractive kerb appeal! Rainham High St and Station are located within a mile and a half and the lovely Platters Park is only a short walk away, along with local bus stops. Numerous reputable local schools are also within very easy reach.



## Door Into Hallway

## Hallway

20'9 x 8'5 to 5'6 (6.32m x 2.57m to 1.68m)

## Bedroom

12'7 x 7'4 (3.84m x 2.24m)

## Cloakroom

6'4 x 2'8 (1.93m x 0.81m)

## Lounge

18'9 x 12'8 (5.72m x 3.86m)

## Kitchen/Diner

17'3 x 13'3 (5.26m x 4.04m)

## Utlilty Room

7'9 x 5'2 (2.36m x 1.57m)

## Stairs Up From Hallway

## Bedroom 1

14'2 x 9'9 (4.32m x 2.97m)

## Bedroom 2

17'3 to 11'2 x 10'2 (5.26m to 3.40m x 3.10m)

## Bedroom 3

15'8 x 8'5 (4.78m x 2.57m)

## Bathroom

8'3 x 7'8 (2.51m x 2.34m)

## Garage

14'8 x 8'5 (4.47m x 2.57m)

## Garden

## Driveway

## Important Notice -

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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.

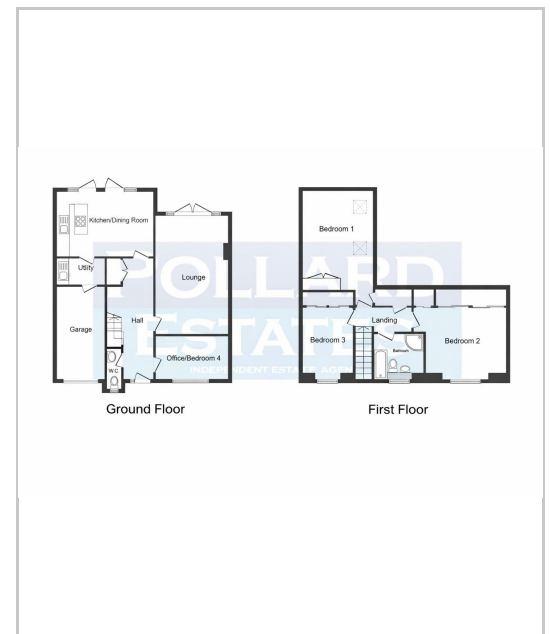
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

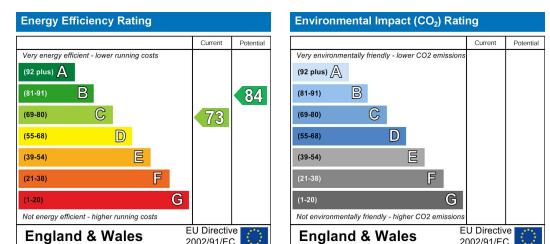
## Area Map



## 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.