



31 Northumberland Avenue

Rainham, ME8 7JZ

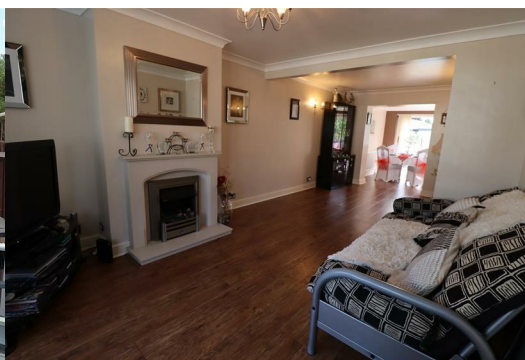
Guide price £425,000



Guide Price £425,000 - £440,000.

Pollard Estates are pleased to offer this NO CHAIN, well presented 4 bedroomed end of terrace family home. Ideally situated in a central location, close to the High Street, Rainham Station and numerous schools and shops. Downstairs you will be greeted with a lounge/diner, kitchen, utility room, and a light and airy sun room offering direct access to the rear garden. Whilst on the first floor there are 2 generous sized double bedrooms, a single bedroom and a bathroom. The top floor comprises of a good size loft conversion with an en-suite.

Kerb appeal is further enhanced by the attractive bloc paved driveway, providing off road parking and complimented by a garage to rear. A lovely bay fronted period home which must be viewed!



Door to

Hallway

Lounge/Diner

24'1 x 10'8 to 8'6 (7.34m x 3.25m to 2.59m)

Sun Room

9'9 x 7'9 (2.97m x 2.36m)

Kitchen

11'7 x 8'3 (3.53m x 2.51m)

Utility Room

8' x 4'5 (2.44m x 1.35m)

Stairs Up

First Floor

Bedroom 2

13'7 into bay x 10'6 (4.14m into bay x 3.20m)

Bedroom 3

10'8 x 10'6 (3.25m x 3.20m)

Bedroom 4

6'7 x 6'6 (2.01m x 1.98m)

Bathroom

6'3 x 5'4 (1.91m x 1.63m)

Stairs Up

Master Bedroom

17'2 x 12'3 (5.23m x 3.73m)

En Suite

6'1 x 5' (1.85m x 1.52m)

Garden

approx 45' x 20 (approx 13.72m x 6.10m)

Garage

approx 15' x 8' (approx 4.57m x 2.44m)

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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.

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Area Map



Floor Plans



Energy Efficiency Graph

