



POLLARD
ESTATES

162 Lonsdale Drive

Rainham, ME8 9HX

Offers in excess of £375,000



Pollard Estates are delighted to present this well-proportioned three bedroom semi-detached family home, set along the ever-popular Lonsdale Drive and offering generous accommodation throughout. The property has been thoughtfully improved, including a refurbished kitchen/diner which now provides a smart, modern and practical cooking space. The ground floor features a welcoming entrance hall, a bright lounge, a stylish kitchen/diner, a lovely sun room, and a useful utility area, ideal for busy households.

Upstairs, there are three good size bedrooms, all served by a contemporary family bathroom complete with his and hers sinks, adding a touch of luxury to everyday living.

Externally, the home enjoys a beautiful enclosed rear garden, perfect for families, entertaining or simply relaxing. To the front, there is a driveway, providing convenient off-road parking. Along with a storage style garage.

The location is ideal for families, with a choice of popular primary and secondary schools close by, along with easy access to local shops, bus routes and commuter links.

A fantastic opportunity to secure a well-located home in a sought-after area.

Call today to arrange your viewing.



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Door To

Hallway

Loung

14'5 x 11'0 (4.39m x 3.35m)

Kitchen/ Diner

17'4 x 10'7 (5.28m x 3.23m)

Utility

7'6 x 7'3 (2.29m x 2.21m)

Sun Room

15'9 x 9'9 (4.80m x 2.97m)

Stairs from hallway

Bedroom 1

14'5 x 9'6 max (4.39m x 2.90m max)

Bedroom 2

10'7 x 9'7 (3.23m x 2.92m)

Bedroom 3

9'1 x 7'5 (2.77m x 2.26m)

Garden

40 x 25 apx (12.19m x 7.62m apx)

Garage

10'4 x 7'3 (3.15m x 2.21m)

Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract.

No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

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.

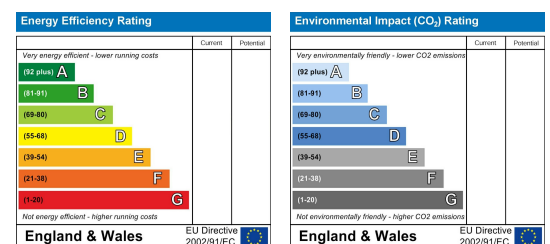
Area Map



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.