POLLARD ESTATES
INDEPENDENT ESTATE AGENT



52 London Road

Rainham, ME8 6YX

Offers in excess of £375,000

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A substantial home offering extended and deceptively spacious accommodation throughout.
This period house provides enough space for numerous different family requirements including those working from home and comprises of an entrance hall, lounge, kitchen/diner, study, large reception room, FOUR/FIVE bedrooms, family bathroom, en-suite shower room and en-suite bathroom. To the rear is a generous sized garden of approx. 70'.
The property is situated a great location being close to Rainham Mark Grammar School, Hempstead Valley Shopping Centre, Tesco Extra and motorway links.
Offered with the benefit of NO CHAIN and superb potential, must be viewed!







Entrance Door

Porch

Hallway

Lounge
14'5 x 12'5 (4.39m x 3.78m)

Kitchen/Diner
19'4 x 9'2 min (5.89m x 2.79m min)

Study Area
7'7 x 4'3 to cupboard (2.31m x 1.30m to cupboard)

Reception Room
18'9 x 8'8 max (5.72m x 2.64m max)

Bedroom/Office
9'10 x 8'6 (3.00m x 2.59m)

En-Suite Shower Room
8'6 x 2'8 (2.59m x 0.81m)

Stairs Up From Hallway

1st Floor Landing

Bedroom 1
12' x 11'6 min (3.66m x 3.51m min)

En-Suite Bathroom
7'2 x 5'10 (2.18m x 1.78m)

Bedroom 2
12'1 x 11'1 (3.68m x 3.38m)

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

Stairs Up From 1st Floor Landing

2nd Floor Landing

Bedroom 3
13'1 x 7'4 (3.99m x 2.24m)

Bedroom 4
10'2 x 7'2 (3.10m x 2.18m)

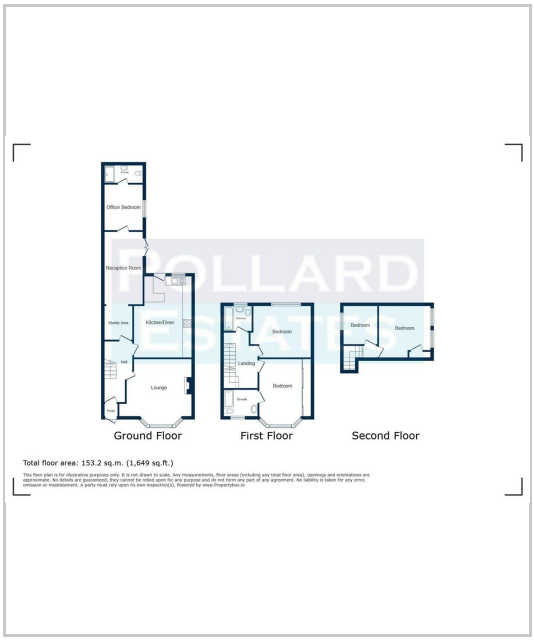
Garden

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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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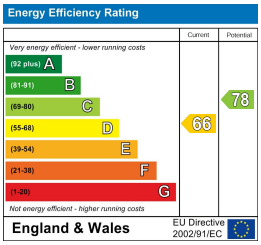
Area Map

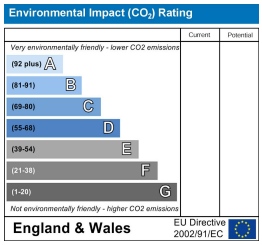


Floor Plans



Energy Efficiency Graph





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