



POLLARD
ESTATES

3 Emmeline Close

Rainham, ME8 7BA

Offers in excess of £300,000



A modern and well-presented three-bedroom terrace home, positioned in an attractive row of just three properties. This smartly arranged home offers a good-size lounge/diner, a separate stylish kitchen, and a convenient ground-floor WC. The first floor includes three bedrooms, with the master bedroom benefiting from its own en suite, and a family bathroom.

Outside, the property features a low-maintenance, sunny aspect rear garden, ideal for relaxing or entertaining. A garage en bloc and additional allocated parking for one car provide excellent practicality.

Situated on a popular modern development in a central position and being within walking distance of Rainham Mark Grammar School. Primary schools, Tesco superstore, leisure centres and country walks at The Riverside Country Park are also within easy reach. The cul de sac location also enhances the overall appeal. This is a fantastic opportunity to secure a modern home in a desirable Rainham location with the benefit of NO ONWARD CHAIN.



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Entrance Door

Hallway

WC

Kitchen

9'5 x 7'5 (2.87m x 2.26m)

Lounge

17'6 x 14'8 (5.33m x 4.47m)

Stairs up From Hallway

Landing

Bedroom 1

11'7 x 9'9 (3.53m x 2.97m)

En-Suite

7'6 x 4'7 (2.29m x 1.40m)

Bedroom 2

10'5 x 7'9 (3.18m x 2.36m)

Bedroom 3

8'5 x 6'6 max (2.57m x 1.98m max)

Bathroom

7'9 x 4'6 (2.36m x 1.37m)

Garden

30' x 16' approx (9.14m x 4.88m approx)

Garage

18'5 x 9'9 (5.61m x 2.97m)

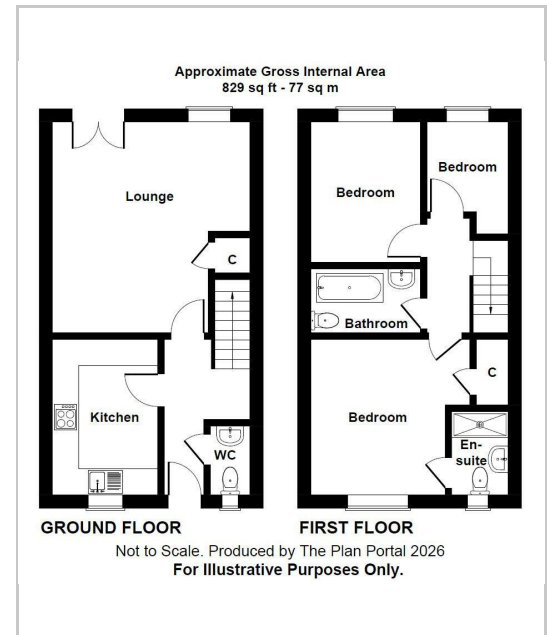
Allocated Parking Space

Important Notice -

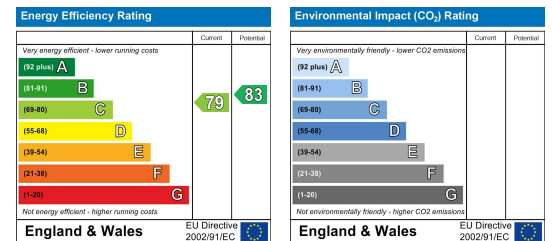
Area Map



Floor Plans



Energy Efficiency Graph



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