



POLLARD  
ESTATES

## 44 Pump Lane

Rainham, ME8 7AD

£525,000



This attractive detached bungalow enjoys a prime position on Pump Lane in one of Rainham's most desirable locations, offering generous single-storey living and a wonderfully welcoming feel throughout. The accommodation includes a bright and spacious reception room, three well-proportioned bedrooms and a modern fitted bath/shower room, creating a comfortable and practical layout suited to a wide range of buyers. The property also benefits from a substantial double garage and bloc paved driveway, providing parking for several vehicles and making everyday access exceptionally convenient.

The rear garden is a standout feature, measuring approximately 115ft by 35ft and beautifully maintained to offer a peaceful and private outdoor retreat. Whether used for relaxing, gardening or entertaining family and friends, the space provides an excellent extension of the home and a welcome sense of tranquillity away from the bustle of daily life.

Offered with no onward chain, this bungalow presents an excellent opportunity for those looking to move without delay. With generous parking, a sizeable garden and a sought-after Rainham setting close to local amenities, this is a home that truly deserves to be viewed to appreciate the space and potential it offers. NO CHAIN.



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## Door to Hallway

## Bedroom 1

15 x 12.6 (4.57m x 3.66m.1.83m)

## Bedroom 2

12.5 x 11.8 (3.66m.1.52m x 3.35m.2.44m)

## Bedroom 3

10.9 x 10.4 (3.05m.2.74m x 3.05m.1.22m)

## Bathroom

10.9 x 8.5 (3.05m.2.74m x 2.44m.1.52m)

## Lounge/Diner

23.3 x 12.9 (7.01m.0.91m x 3.66m.2.74m)

## Kitchen

16.2 x 8 (4.88m.0.61m x 2.44m)

## Garden

110 x 35 approx (33.53m x 10.67m approx)

## Drive Way

## Double Garage

21.4 x 15.7 (6.40m.1.22m x 4.57m.2.13m)

## Important Notice -

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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.

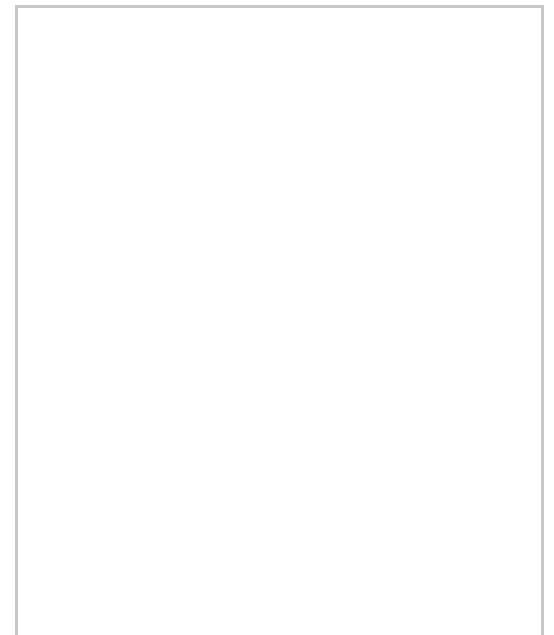
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

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

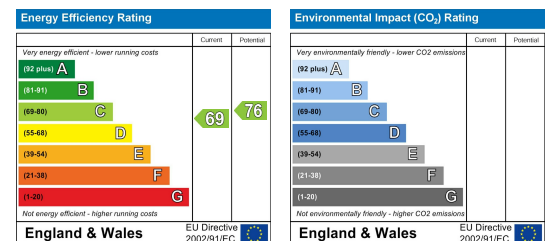
## Area Map



## Floor Plans



## Energy Efficiency Graph



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