



POLLARD  
ESTATES

## 8 Lambourne Place

Rainham, ME8 7PW

Guide price £425,000



PRICE GUIDE £425,000 to £450,000. A spacious family home which has been thoughtfully extended to meet all the requirements of modern living. Downstairs boasts a large lounge, modern kitchen/diner with breakfast bar and dining area, spacious utility room and W/C. The first floor comprises of a stunning shower room, 2 double bedrooms and further single, while upstairs offers a fantastic sized master bedroom with an attractive en-suite. The spacious patio and artificial lawn rear garden are low maintenance for ease and convenience, while the frontage allows parking for several cars. This lovely home has superb kerb appeal and is located in popular cul-de-sac, yet very close to Rainham Station, shops and schools. Must be viewed!



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## Hallway

## Lounge

19'7 x 11'7 (5.97m x 3.53m)

## Kitchen/Diner

15'10 x 11'2 (4.83m x 3.40m)

## Utility Room

7'7 x 5'9 (2.31m x 1.75m)

## W/C

5'2 x 2'9 (1.57m x 0.84m)

## Stairs Up From Hallway

## Shower Room

6'4 x 5'5 (1.93m x 1.65m)

## Bedroom 2

11'1 x 9'2 max (3.38m x 2.79m max)

## Bedroom 3

11'5 x 8'4 (3.48m x 2.54m)

## Bedroom 4

7'4 x 6'3 (2.24m x 1.91m)

## Stairs Up From Landing

## Master Bedroom (Loft Room)

16'3 max x 8'5 (4.95m max x 2.57m)

## En-Suite

8'3 x 4'9 (2.51m x 1.45m)

## Driveway For Several Cars

## Garden

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Any changes to charges or terms should be confirmed independently.

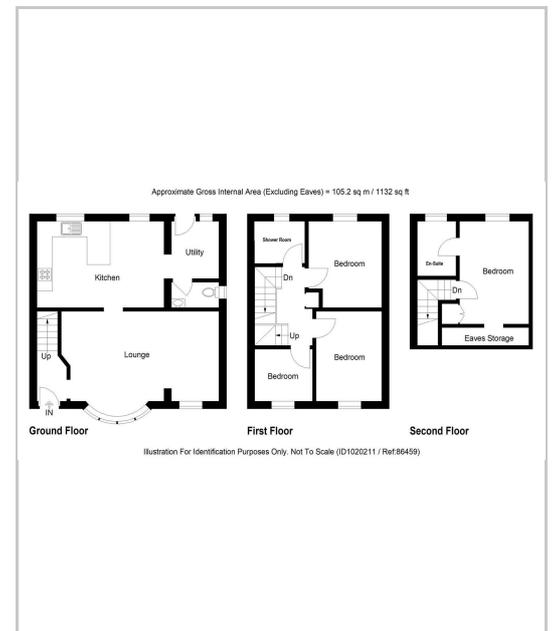
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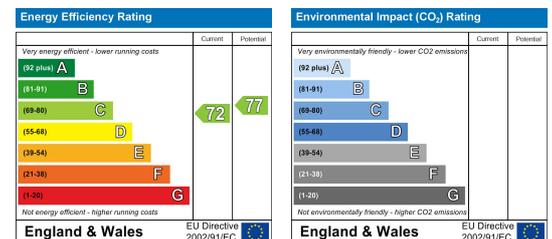
## Area Map



## Floor Plans



## Energy Efficiency Graph



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