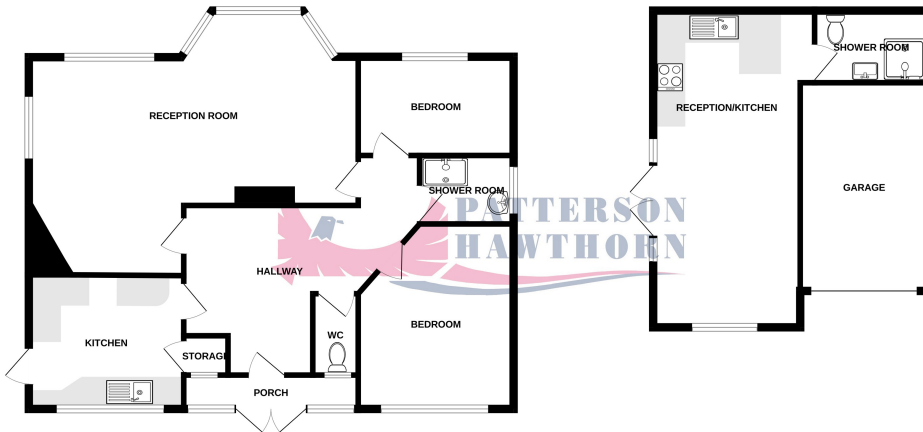


GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.


SELF-CONTAINED  
OUTBUILDING & GARAGE  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 12/2023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



### Anstead Drive, Rainham

£475,000

- TWO BEDROOMS DETACHED BUNGALOW
- DRAWINGS ALREADY MADE FOR LOFT CONVERSION VIA PERMITTED DEVELOPMENT
- SELF-CONTAINED OUTBUILDING WITH KITCHEN & SHOWER ROOM
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CUL DE SAC LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only 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 the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



## **GROUND FLOOR**

### **Front Entrance**

Via double hardwood doors opening into porch, opaque windows to front, fitted carpet, second front entrance via hardwood framed door opening into:

### **Hallway**

Loft hatch to ceiling, radiator, Parquet flooring.

### **Reception Room**

7.07m x 4.67m (23' 2" x 15' 4") > 4.08m (13' 5") Double glazed windows to rear and side, two radiators, fitted carpet.

### **Kitchen**

3.33m x 2.86m (10' 11" x 9' 5") Double glazed windows to front, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space for washing machine, space for freestanding fridge freezer, built-in storage cupboard, tiled splash backs, vinyl flooring, uPVC framed door to side opening to side and rear garden.

### **Bedroom One**

3.62m x 3.33m (11' 11" x 10' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.34m x 2.12m (10' 11" x 6' 11") Double glazed windows to rear, radiator, fitted carpet.



### **Shower Room**

1.95m x 1.47m (6' 5" x 4' 10") Inset spotlights to ceiling, double glazed windows to side, shower cubicle, hand wash basin inset within base units, chrome hand towel radiator, tiled walls, tiled flooring.

### **Separate WC**

1.74m x 0.98m (5' 9" x 3' 3") Opaque window and stained glass with fan light window to front, low level flush WC, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 50' Mostly laid to lawn with paved area to side and flowerbed borders, detached metal shed on hard standing base, access to front via double timber gate.

### **Garage**

4.57m x 2.88m (15' 0" x 9' 5") Power & lighting, boiler for outbuilding, electric roller door to front.

### **Front Exterior**

Laid to lawn front garden with flowerbed borders, gated hard standing shared driveway to side, giving off street parking for multiple cars.

### **Detached Self-contained**

#### **Kitchen Area**

6.8m x 3.16m (22' 4" x 10' 4") Inset spotlights to ceiling, skylight window to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, integrated fridge, laminate splash backs, breakfast bar area, luxury vinyl flooring, reception area; double glazed windows to side, radiator, uPVC framed double doors opening into garden, luxury vinyl flooring.

#### **Shower Room**

2.44m x 1.56m (8' 0" x 5' 1") Inset spotlights to ceiling, shower cubicle, hand wash basin inset within base units, low level flush WC, chrome hand towel radiator, part tiled walls, vinyl flooring.

