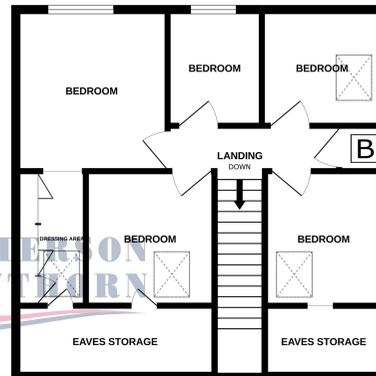
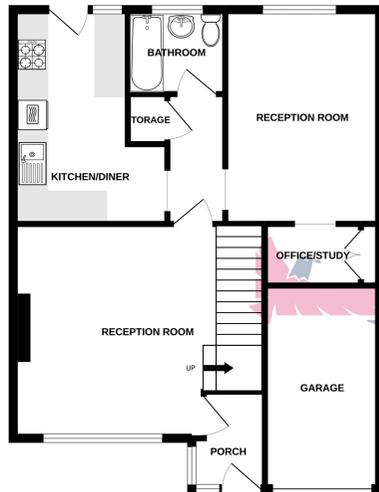


GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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 Metropix 10/2022

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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	



## Frederick Road, Rainham

Guide Price £475,000

- FIVE BEDROOMS SEMI DETACHED CHALET
- IMMACULATE THROUGHOUT
- TWO RECEPTION ROOMS & OFFICE/STUDY
- GROUND FLOOR BATHROOM
- 13' INTEGRAL GARAGE WITH POWER & LIGHTING
- 16' DETACHED OUTBUILDING WITH LOG BURNER & ADDITIONAL STORAGE AREA
- WELL MAINTAINED REAR GARDEN IN EXCESS OF 70'
- OFF STREET PARKING FOR MULTIPLE CARS



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 uPVC door opening into porch; opaque double glazed windows to front, laminate flooring, radiator, hardwood framed door opening into:

### **Reception Room One**

4.96m x 4.24m (16' 3" x 13' 11") Double glazed tilt and turn windows to front, vertical grey radiator, laminate tiled flooring, stairs to first floor.

### **Reception Room Two**

4.25m x 3.02m (13' 11" x 9' 11") Double glazed windows to rear, radiator, laminate flooring.

### **Office / Study**

2.35m x 1.22m (7' 9" x 4' 0") Built in desk unit, eye-level storage cupboards housing gas and electricity meters and fuse box, laminate flooring.

### **Kitchen / Diner**

4.25m x 3.04m (13' 11" x 10' 0") Double glazed tilt and turn window to rear, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, breakfast bar area, vertical radiator, tiled flooring, uPVC door to rear opening to rear garden.

### **Bathroom**

1.92m x 1.65m (6' 4" x 5' 5") Opaque double glazed tilt and turn window to rear, low level flush WC, hand wash basin, panelled bath, shower, radiator, tiled walls, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Built in storage cupboard housing boiler, fitted carpet.

### **Bedroom One**

3.19m x 2.98m (10' 6" x 9' 9") Double glazed windows to rear, vertical radiator, laminate flooring.

### **Dressing Area**

2.67m x 1.37m (8' 9" x 4' 6") Into fitted wardrobes, skylight windows with integral blind to front ceiling, fitted wardrobes, storage in eaves, laminate flooring.

### **Bedroom Two**

2.65m x 2.52m (8' 8" x 8' 3") Skylight window to front ceiling, storage in eaves, laminate flooring.

### **Bedroom Three**

2.68m x 2.32m (8' 10" x 7' 7") Skylight window with integral blind to front ceiling, storage in eaves, laminate flooring.

### **Bedroom Four**

2.4m x 2.3m (7' 10" x 7' 7") Skylight window with integral blind to rear ceiling, radiator, laminate flooring.

### **Bedroom Five**

2.26m x 1.86m (7' 5" x 6' 1") Double glazed tilt and turn window to rear, laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 76' (To front of Outbuilding) Immediate patio with timber pergola, remainder mostly laid to lawn with decorative pebble areas, decking pathway leading to raised decking area to rear with timber pergola, sheltered hot tub, access to front via metal gate.

### **Outbuilding**

4.92m x 4.41m (16' 2" x 14' 6") Power and lighting, log burner, hardwood flooring, double glazed windows, additional storage area to rear.

### **Front Exterior**

Fully paved giving off street parking for up to four vehicles.

### **Integral Garage**

4.09m x 2.39m (13' 5" x 7' 10"). Power & Lighting, metal up-and-over door to front.