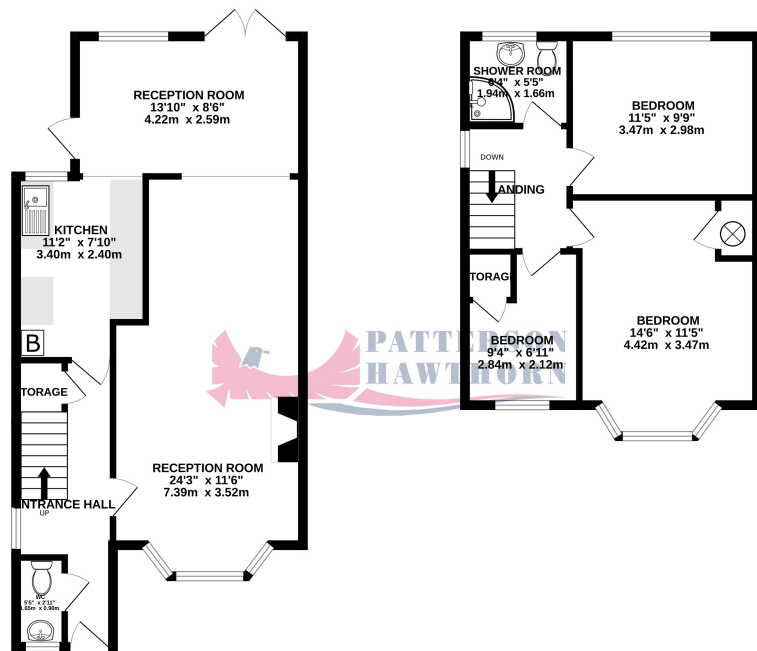
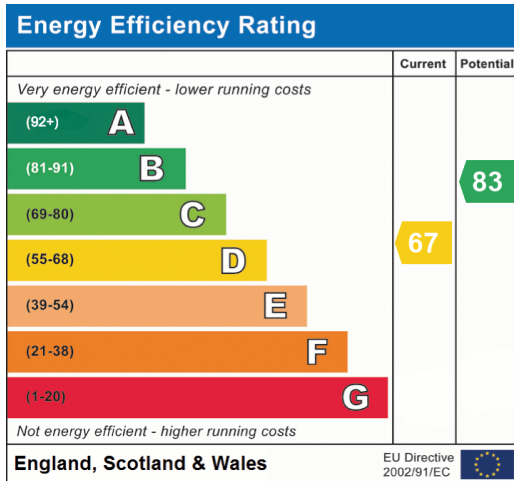


GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq.ft. (88.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors 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 quantity or efficiency can be given.
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Hayes Drive, Rainham

£450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTENDED TO FRONT & REAR
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- 42' WELL MAINTAINED REAR GARDEN
- 27' GARAGE
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Double glazed windows to both sides, under stairs storage cupboard, radiator, fitted carpet, stairs to first floor.

Ground Floor WC

1.65m x 0.9m (5' 5" x 2' 11") Obscure double glazed windows to front, low level flush WC, hand wash basin with tiled splash back, hand towel rail, fitted carpet.

Reception Room One

7.39m (into bay) x 3.52m > 2.9m (24' 3" x 11' 7" > 9' 6") Double glazed bay windows to front, feature fireplace, radiator, fitted carpet.

Reception Room Two

4.22m x 2.59m (13' 10" x 8' 6") Double glazed windows to rear, radiator, fitted carpet, uPVC framed double glazed double doors to rear opening to rear garden, uPVC obscure double glazed single door to side opening to side and rear garden.

Kitchen

3.4m x 2.39m (11' 2" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge, space for freezer, boiler, tiled splash backs, vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

4.52m (Into bay) x 3.29m (14' 10" x 10' 10") Double glazed windows to front, radiator, built in storage cupboard housing water tank, fitted carpet.

Bedroom Two

3.47m x 2.98m (11' 5" x 9' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.72m x 2.11m (8' 11" x 6' 11") Double glazed windows to front, radiator, built in over stairs storage cupboard, fitted carpet.

Bathroom

1.94m x 1.66m (6' 4" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, hand towel rail, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Approximately 42' Immediate patio and pathway to rear, patio to rear, remainder laid to lawn with bush and plant borders, access to front via timber gate.

Garage

8.46m x 2.38m (27' 9" x 7' 10") Power and lighting, hardwood door and double glazed window to rear, metal up and over door to front.

Front Exterior

Fully paved giving off street parking, shared driveway to side leading to garage to rear.