


TOTAL FLOOR AREA : 2619 sq.ft. (243.3 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 operation or efficiency can be given.
Made with MetreX 12/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	71	79
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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.

Frederick Road, Rainham

Guide Price £650,000

- SIX DOUBLE BEDROOMS DETACHED HOUSE
- BOASTING OVER 2000 SQUARE FEET OF LIVING SPACE OVER THREE FLOORS
- MODERN SECOND FLOOR OPEN PLAN BEDROOM/KITCHEN DINER
- THREE RECEPTION ROOMS & INTEGRAL GARAGE
- ENSUITE SHOWER ROOM & DRESSING ROOM/WALK IN WARDROBE TO BEDROOM ONE
- OFF STREET PARKING
- POPULAR CHERRY TREE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25





GROUND FLOOR

Front (Side) Entrance

Via uPVC door opening into:

Hallway

4.45m x 3.14m (14' 7" x 10' 4") Opaque double glazed window to side, radiator, laminate flooring, stairs to first floor.

Reception Room One

4.63m x 4.46m (15' 2" x 14' 8") Double glazed windows to front, two radiators, laminate flooring.

Reception Room Two

4.48m x 1.93m (14' 8" x 6' 4") Double glazed windows to front, laminate flooring, hardwood door to side opening into:

Integral Garage

4.6m x 2.65m (15' 1" x 8' 8") Power and lighting, boiler, space and plumbing for washing machine, up and over door to front.

Reception Room Three

4.43m x 2.47m (14' 6" x 8' 1") Double glazed windows and double uPVC framed doors to rear, radiator, laminate flooring.

Kitchen / Diner

4.72m x 4.71m (15' 6" x 15' 5") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, five ringed gas hob, extractor hood, space and plumbing for dishwasher, integrated double oven, space for American style fridge freezer, tiled splash backs, radiator, tiled flooring, uPVC door to rear opening to rear garden.

Ground Floor Shower Room

3.33m x 1.2m (10' 11" x 3' 11") Opaque double glazed windows to side, low-level flush WC, hand wash basin inset within a range of base and drawer units on a laminate surface, shower cubicle, tiled walls, radiator, laminate flooring.



FIRST FLOOR

Landing

Radiator, fitted carpet, stairs to second floor.

Bedroom One

4.67m x 3.03m (15' 4" x 9' 11") Double glazed windows to front, radiator, fitted carpet.

Dressing Room

2.14m x 2.14m (7' 0" x 7' 0") fitted carpet.

Ensuite Shower Room

2.96m x 1.36m (9' 9" x 4' 6") Opaque double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect laminate flooring.

Bedroom Two

3.57m x 3.24m (11' 9" x 10' 8") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

4.04m x 2.48m (13' 3" x 8' 2") Double glazed windows to side, radiator, fitted carpet.

Bedroom Four

4.7m x 2.45m (15' 5" x 8' 0") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Five

4.46m x 2.52m (14' 8" x 8' 3") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

3.68m x 2.58m (12' 1" x 8' 6") Opaque double glazed Windows to side, panelled bath, low-level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, part tiled walls, laminate flooring.

SECOND FLOOR

Open Plan Living / Bedroom / Kitchen

10.6m x 5.63m (34' 9" x 18' 6") Skylight windows to both sides with integral blinds, double glazed porthole windows to front and rear, storage in eaves, two radiators, space and plumbing for washing machine, kitchen area: a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ringed electric hob, extractor hood, integrated oven, integrated fridge, integrated freezer, laminate flooring throughout.

EXTERIOR

Rear Garden

Approximately 55 ft - Immediate raised decking area, remainder laid to lawn with flowerbed borders, access to front both sides via metal gates.

Front Exterior

Part hard standing, part laid to imprinted concrete giving off street parking for multiple vehicles.