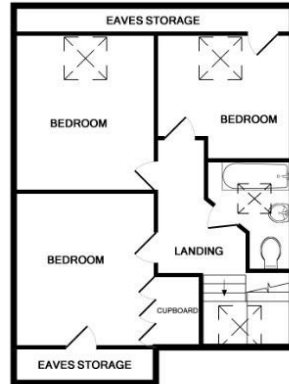



GROUND FLOOR  
APPROX. FLOOR  
AREA 1162 SQ.FT.  
(107.9 SQ.M.)




1ST FLOOR  
APPROX. FLOOR  
AREA 599 SQ.FT.  
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1761 SQ.FT. (163.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62019

**Energy Efficiency Rating**

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 to 100) <b>A</b>                        |                         |   |
| (81 to 91) <b>B</b>                         |                         |   |
| (69 to 80) <b>C</b>                         |                         |   |
| (55 to 68) <b>D</b>                         |                         |   |
| (39 to 54) <b>E</b>                         |                         |   |
| (21 to 38) <b>F</b>                         |                         |   |
| (1 to 20) <b>G</b>                          |                         |   |
| Not energy efficient - higher running costs |                         |   |
|   | 70                      | 81  |
| England, Wales & N.Ireland                  | EU Directive 2002/91/EC |  |

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current                 | Potential  |
|---|-------------------------|--|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |  |
| (92 to 100) <b>A</b>  |                         |  |
| (81 to 91) <b>B</b>   |                         |  |
| (69 to 80) <b>C</b>   |                         |  |
| (55 to 68) <b>D</b>   |                         |  |
| (39 to 54) <b>E</b>   |                         |  |
| (21 to 38) <b>F</b>   |                         |  |
| (1 to 20) <b>G</b>  |                         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |  |
|   | 65                      | 76   |
| England, Wales & N.Ireland                                      | EU Directive 2002/91/EC |  |



**Frederick Road, Rainham**

**Guide Price £580,000**

- FIVE LARGE BEDROOMS
- DETACHED CHALET BUNGALOW
- REFURBISHED TO HIGH STANDARD
- SIX METER GROUND FLOOR EXTENSION
- TWO BATHROOMS AND RECEPTIONS
- GARDEN APPROX 120FT
- OFF STREET PARKING
- GUIDE PRICE £580,000-£600,000



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**

### **Entrance**

Via composite door with triple glazed window panels into:

### **Hallway**

Inset spotlights to ceiling, coving to ceiling, tiled flooring, remaining Engineered Oak flooring, stairs to first floor, two built in understairs storage cupboards,

### **Bedroom One**

14' 4" x 10' 4" (4.38m x 3.14m) Coving to ceiling, double glazed window, radiator, fitted carpet.

### **Bedroom Two**

13' 5" x 10' 7" (4.10m x 3.22m) Coving to ceiling, double glazed window, radiator, fitted carpet, wardrobe to remain.

### **Lounge**

17' 11" x 10' 6" (5.47m x 3.21m) Coving to ceiling, double glazed window, radiator, Engineered Oak flooring.

### **Utility Room**

6' 4" x 5' 6" (1.94m x 1.68m) Opaque double glazed windows to side aspect, space and plumbing for washing machine, space for tumble dryer, integrated central vacuume cleaning unit, water softener and boiler, vinyl flooring..

### **Kitchen/Diner**

21' 2" x 17' 5" (6.46m x 5.32m) Range of matching wall and base units with Quartz work surfaces, inset sink and brushed chrome mixer tap and waste disposal unit, integrated washing up liquid dispenser, four



ringed electric hob, extractor hood, integrated oven, integrated microwave, American style fridge freezer with plumbing to remain, integrated dish washer, two lantern skylight windows to ceiling, inset spotlights to ceiling, coving to ceiling, kitchen island with range of drawers and base units with Quartz work surfaces, part tiled floor, mostly Engineered Oak flooring, underfloor heating, uPVC framed double glazed French doors opening to rear garden.

### **Bathroom**

8' 11" x 5' 5" (2.72m x 1.66m) Comprising of bath with rainfall shower, range of base units and Oak work surface, tiled walls and tiled flooring, double glazed windows to side.



## **FIRST FLOOR**

### **Landing**

Inset spotlights to ceiling, fitted carpet.

### **Bedroom Three**

15' 1" x 11' 11" (4.60m x 3.63m) into fitted wardrobe, skylight window to front, storage in eaves, radiator, fitted carpet.

### **Bedroom Four**

12' 7" x 11' 9" (3.84m x 3.57m) Skylight window to front, radiator, storage to eaves, fitted carpet.



### **Bedroom Five**

9' 11" x 9' 10" (3.02m x 3.00m) Inset spotlights to ceiling, storage to eaves, fitted carpet.

### **Bathroom**

Comprising of panelled bath with rainfall shower, low level close coupled w.c., hand wash basin with chrome mixer tap, lantern style window to ceiling, inset spotlights to ceiling, tiled walls, tiled flooring, underfloor heating.

## **EXTERIOR**

### **Rear Garden**

Approximately 120ft with immediate raised decking area, various bush and plant borders with remainder laid to lawn (currently being re-turfed) access to front via side paved pathway.

### **Front Garden**

Fully paved giving off street parking.

