

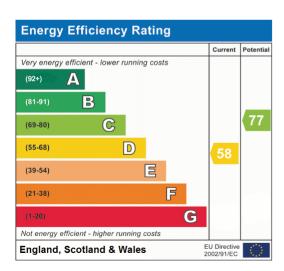
# 01708 500 000

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Total area: approx. 96.4 sq. metres (1037.4 sq. fe



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# Frederick Road, Rainham £415,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTENDED, GIVING TWO RECEPTIONS
- GROUND FLOOR 4 PIECE SHOWER ROOM
- FIRST FLOOR BATHROOM
- 13' x 7' KITCHEN WITH APPLIANCES TO REMAIN
- 15' x 7' ATTACHED GARAGE WITH HUGE POTENTIAL TO CONVERT
- WELL MAINTAINED 55' REAR GARDEN WITH REPLACED FENCING





# **GROUND FLOOR**

#### **Front Entrance**

Via uPVC framed obscure double glazed door opening into:

#### **Entrance Hall**

Storage cupboard, radiator, fitted carpet, stairs to first floor.

# **Reception One**

3.57m x 3.34m (11' 9" x 10' 11") Fireplace, radiator, hatch opening into kitchen, fitted carpet.

# Reception Two (Open plan from Reception One)

 $3.32 \text{m} \times 2.75 \text{m} (10' 11" \times 9' 0")$  Double glazed windows to side, radiator, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

#### **Kitchen**

4.23m x 2.27m (13' 11" x 7' 5") Double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, cooker, washing machine, tumble dryer, breakfast bar area, fridge, worktop dishwasher, microwave, built-in storage cupboard, radiator, fitted carpet, uPVC door to side opening to side and rear garden.







# **Ground Floor Shower Room**

 $2.4m \times 2.28m (7' 10" \times 7' 6")$  Obscure double glazed windows to front, low-level flush WC, hand wash basin set on base units, shower cubicle, bidet, radiator, tiled walls, fitted carpet.

# FIRST FLOOR

# Landing

Via split-level stairs, loft hatch to ceiling, fitted carpet.

# **Bedroom One**

3.17m (Into fitted wardrobes) x 3.15m (10' 5'' x 10' 4'') Double glazed windows to rear, fitted wardrobes and vanity unit, radiator, fitted carpet.

# **Bedroom Two**

 $3.09 \,\mathrm{m}$  x  $2.71 \,\mathrm{m}$  ( $10' \,2'' \,\mathrm{x} \,8' \,11''$ ) Double glazed windows, radiator, fitted carpet.

## **Bedroom Three**

3.19m x 2.28m (10' 6" x 7' 6") Double glazed windows to front, radiator, fitted carpet.

## **Bathroom**

2.69m x 2.0m (8' 10" x 6' 7") Obscure double glazed windows to side, low level flush WC, hand wash basin, panelled bath, built-in storage cupboard, radiator, tiled walls, fitted carpet.

# **EXTERIOR**

# Rear Garden

Approximately 55' Immediate wrap-around patio, remainder laid to lawn with bush and plant borders, access to front via metal gate.

# Attached garage

4.76m x 2.3m (15' 7" x 7' 7") Garage housing metres, boiler and fuse box, power and lighting, uPVC door to side, up and over door to front.

#### **Front Exterior**

Laid to lawn front garden with bush and plant borders, remainder paved giving off street parking.