


GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)


TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Anglesey Drive, Rainham Offers in Excess of £350,000

- LARGE THREE BEDROOM HOUSE
- EXTENDED TO REAR
- LARGE 3RD BEDROOM, LANDING & BATHROOM
- SOUTHERLY FACING LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION
- APPROX 0.2 MILES TO STATION
- OFF STREET PARKING FOR TWO CARS
- NO ONWARD CHAIN



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 framed door into:

Hallway

Under-stairs storage cupboards, radiator, fitted carpet, stairs to first floor.

Dining Room

3.63m x 3.55m (11' 11" x 11' 8") Double glazed windows to front, radiator, fitted carpet.

Lounge

6.13m x 3.21m (20' 1" x 10' 6") > 2.51m (8' 3") Double glazed windows to rear, radiator to front, fitted carpet, aluminium framed sliding French doors opening to:

Kitchen

5.03m x 2.05m (16' 6" x 6' 9") > 1.81m (5' 11") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, oval shaped inset sink and drainer with chrome mixer tap, space for double cooker, space and plumbing for washing machine, space for free standing fridge freezer, tiled walls, radiator, tile effect vinyl flooring, uPVC framed rear door opening to garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.37m > 3.68m (14' 4" > 12' 1") x 3.52m (11' 7") into fitted wardrobe, double glazed windows to front, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Two

3.69m x 3.49m (12' 1" x 11' 5") into fitted wardrobe, double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Three

2.41m x 2.35m (7' 11" x 7' 9") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.39m x 1.69m (7' 10" x 5' 7") Opaque double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, tiled walls, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 45ft - Immediate granite paved patio area, circular decking to centre set with pergola, extended decking area to side, further granite paved area to rear with timber shed. Direct access via gated walkway.

Front Exterior

Fully paved for off street parking.