

# Frederick Road

## Rainham

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# Guide Price
# £580,000 - £600,000
# Freehold

- FOUR BEDROOM DETACHED FAMILY HOME
- STANDING ON A PLOT OF 0.11 ACRES
- 20' LOUNGE/DINER
- FITTED KITCHEN
- 17' CONSERVATORY
- TWO BALCONIES
- GROUND FLOOR BATHROOM
- CLOAKROOM/WC TO GROUND & FIRST FLOOR
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- 70' APPROX. LOW MAINTENANCE REAR GARDEN
- SITUATED 1.1 MILES TO RAINHAM C2C STATION, PROVIDING EASY ACCESS TO LONDON FENCHURCH
- CONVENIENT FOR BUS ROUTES TO ELM PARK DISTRICT LINE STATION
- CLOSE TO NEWTONS PRIMARY SCHOOL, LA SALETTE CATHOLIC PRIMARY SCHOOL PLUS WHYBRIDGE INFANT & JUNIOR SCHOOLS
- COUNCIL TAX BAND: F









**ENTRANCE VIA** :
Entrance door to:

**ENTRANCE HALL** :
Storage cupboard, doors to accommodation.

**GROUND FLOOR BEDROOM** :
17' x 10'.
Two double glazed bay windows to front, range of fitted wardrobes with sliding doors, radiator with feature guard, tiled flooring, smooth ceiling with cornice coving and two ornate ceiling roses.

**LOUNGE/DINER** :
20'1 x 17'1 max.
Double glazed windows to sides, stairs to first floor, two radiators with feature guards, tiled flooring, smooth ceiling with cornice coving, door to:



**KITCHEN** :
9'4 x 9'3.
Double glazed window to rear, range of base level units and drawers with wood work surfaces over, inset sink drainer unit with mixer tap, space for domestic appliances, range of matching eye level cupboards, storage cupboard, tiled flooring, complementary tiling splash backs, ceiling with cornice coving, door to:

**INNER HALLWAY** :
Doors to accommodation.

**GROUND FLOOR BATHROOM** :
Obscure double glazed window to side. Suite comprising: panelled bath with glazed shower screen, integrated mixer tap controls and separate hand shower attachment, floating vanity wash hand basin with mixer tap and drawers under. Radiator, complementary tiling to walls, ceiling with inset spotlights.

**SEPARATE WC** :
Obscure double glazed window to side. Suite comprising: vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Radiator, complementary tiling to walls.

**CONSERVATORY** :
17'1 max. x 9'1.
Double glazed windows to side and rear, double glazed French doors to rear leading to garden, tiled flooring.

**FIRST FLOOR LANDING** :
Double glazed windows to sides, doors to accommodation.













**BEDROOM ONE** :
13'2 x 12'10.
Double glazed windows to side and rear, double glazed door to rear, inset shower cubicle, radiator, wood effect flooring, ceiling with cornice coving and inset spotlights.

**BEDROOM TWO** :
13'3 x 10'.
Double glazed windows to front and side, double glazed door to front leading to balcony, wood effect flooring, ceiling with cornice coving.

**BEDROOM THREE** :
10'9 x 10'.
Double glazed window to side, range of fitted wardrobes, wood effect flooring, smooth ceiling with cornice coving and inset spotlights.

**SEPARATE WC** :
Obscure double glazed window to side. Suite comprising: vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Complementary tiling to walls, ceiling with cornice coving.

**LOW MAINTENANCE REAR GARDEN** :
70' approx.
Mainly laid to paving, mature flower and shrub borders, gated side access.

**OUTBUILDING** :
18'3 max. x 14'1.
Double glazed window to front, double glazed doors to side and front.

**GARAGE** :
17'5 x 8'3.
Double glazed window to rear, double glazed doors to front and side.

**FRONT OF PROPERTY** :
Pedestrian side access, vehicular side access.
Own driveway providing off street parking for multiple vehicles.

**BUYERS INFORMATION PACK** :
Please see below the link to access the Buyers Information Pack/TA Forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=9943930246a79949550b356032483883







Balgores, 1 North Street, Hornchurch, Essex, RM11 1RL

Tel: 01708 470 756
Fax: 01708 471 520
E-mail: sales@balgoresproperty.com
**www.balgoresproperty.com**

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