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5 Drewery Drive
Wigmore • Rainham
Price: £550,000



5, Drewery Drive, Wigmore, ME8 0PD
£550,000

- THREE BEDROOM SEMI DETACHED HOME
- APPROXIMATELY 1,600sq ft
- DRIVEWAY & GARAGE
- DOWNSTAIRS SHOWER ROOM
- LARGE OPEN PLAN KITCHEN/DINER
- LARGE MASTER BEDROOM WITH BALCONY
- GENEROUS SIZE REAR GARDEN
- SOUGHT AFTER WIGMORE LOCATION
- CTAX BAND: E
- EPC RATING: C

Nestled in the highly sought-after Wigmore area of Rainham, this charming three bedroom semi-detached house on Drewery Drive offers a perfect blend of comfort and convenience. With just over 1,600sq ft this property is ideal for families or those seeking extra space.

The house features a large master bedroom with potential to convert back into two bedrooms. A convenient downstairs shower room adds to the practicality of the home, making it easy for guests and family members alike.

Discover a delightful balcony off the master bedroom, where you can unwind and enjoy the fresh air, while the garage and driveway provide ample parking space.

This property is not just a house; it is a home that offers a wonderful lifestyle in a desirable location. With its generous living spaces and thoughtful amenities, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this semi-detached house on Drewery Drive is sure to impress.

EPC Rating: C

Porch
6'1" x 4'3" (1.86m x 1.30m)

Entrance Hall
3'11" x 20'0" (1.21m x 6.11m)

Lounge
12'6" x 14'0" (3.83m x 4.29m)

Downstairs Shower Room
8'2" x 3'5" (2.50m x 1.05m)

Kitchen/Diner
25'10" x 10'10" (7.88m x 3.31m)

Landing
17'0" x 5'6" (5.19m x 1.69m)

Bedroom 1
25'9" x 14'1" (widest points) (7.87m x 4.30m (widest points))

Balcony
14'6" x 7'1" (4.43m x 2.16m)

Bedroom 2
13'7" x 10'9" (4.16m x 3.30m)

Bedroom 3
11'9" x 10'10" (3.60m x 3.31m)

Bathroom
8'4" x 5'6" (2.55m x 1.69m)

Garden

Garage
8'4" x 17'10" (2.56m x 5.46m)

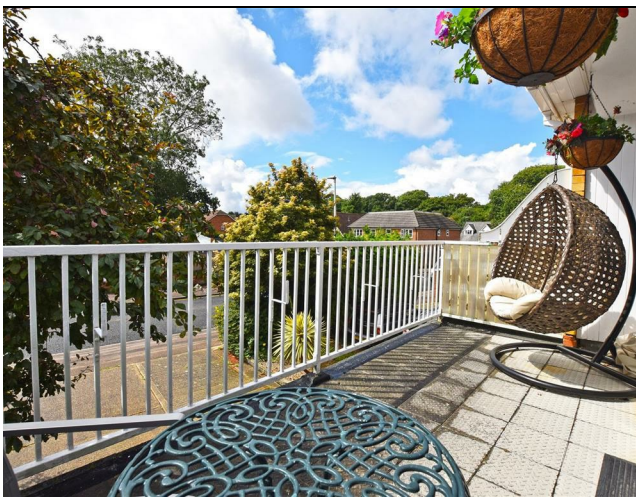
Driveway

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

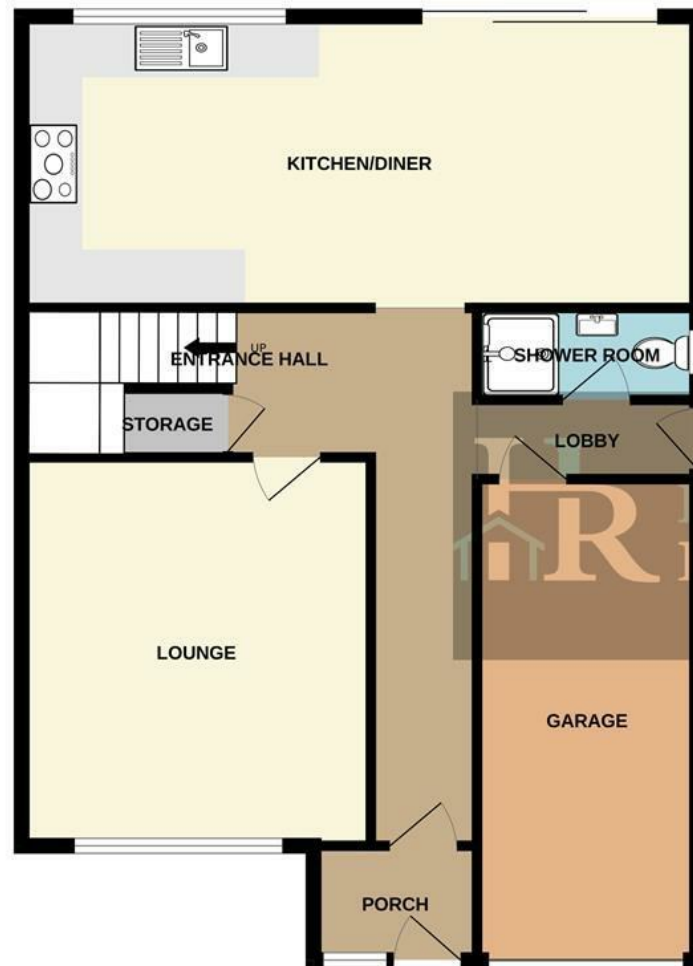


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

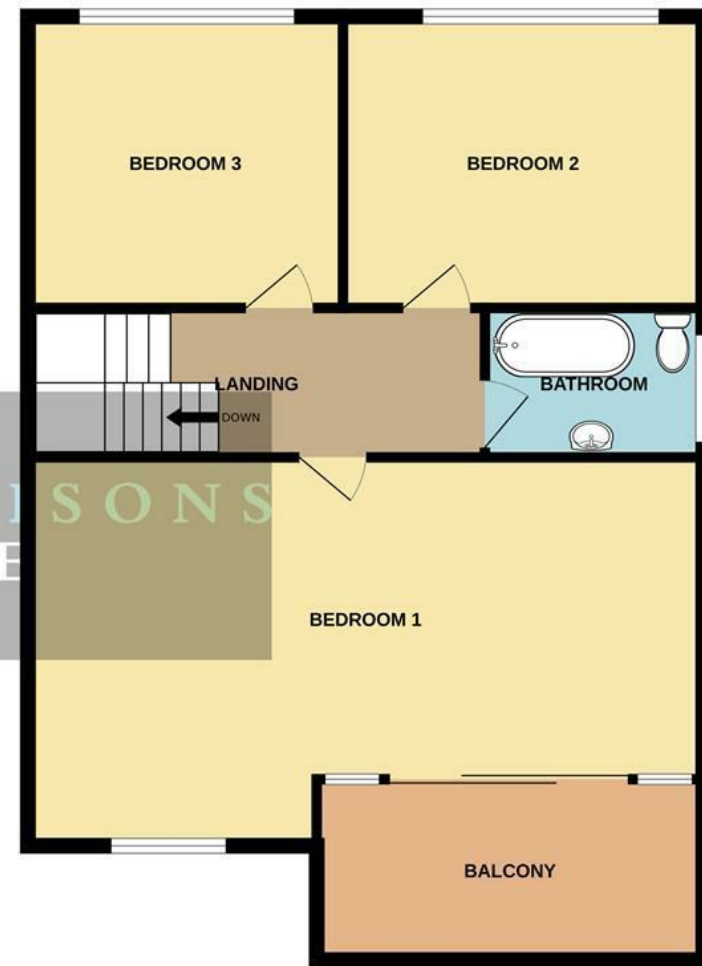
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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 operability or efficiency can be given.
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