



## 2 Tyler Drive

Rainham, ME8 9LT

Offers in excess of £350,000



Larger than average plot! A well presented family home boasting attractive kerb appeal and spacious rooms. Accommodation downstairs offers a welcoming hallway, a modern and high specification fitted kitchen and a good sized, light and airy lounge/diner. Upstairs comprises of a generous sized master bedroom, a further double, a double/good sized single third bedroom and stylish bathroom.

Externally, the durable resin driveway perfectly compliments the frontage appeal, and the southerly aspect garden offers an alluring, wider than average width for these style properties. A garage and side access also enhance the popularity of this end of terrace house.

Motorway access is only a few minutes drive away along with numerous schools and Parkwood Shopping Precinct close by. Hempstead Valley Shopping Centre, offering multiple shops and eateries, is located approx. 2 miles away. Must be viewed!

AGENTS NOTE: The vendor advises this lovely home benefits from enhanced kerb appeal via feature driveway lighting, while the lounge enjoys smart-controlled mood lighting for added ambience, and all 3 bedrooms have the convenience of app and manually controlled air conditioning. NO CHAIN.



Door to

Entrance Hall

Kitchen

9'4 x 8'6 (2.84m x 2.59m)

Lounge/Diner

21'8 x 10'6 (6.60m x 3.20m)

Stairs to

Landing

Bedroom 1

11'9 x 11'4 (3.58m x 3.45m)

Bedroom 2

11'5 x 9'8 (3.48m x 2.95m)

Bedroom 3

9'8 x 7'0 (2.95m x 2.13m)

Bathroom

6'9 x 6'6 (2.06m x 1.98m)

Rear Garden

Southerly Aspect

Garage

Driveway

**Important Notice -**

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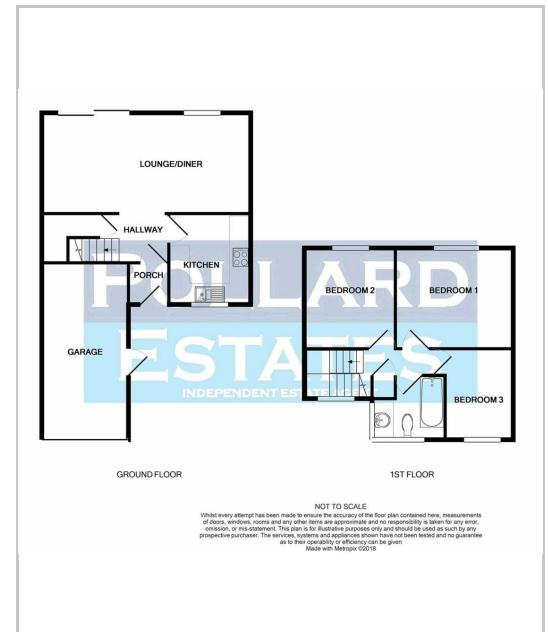
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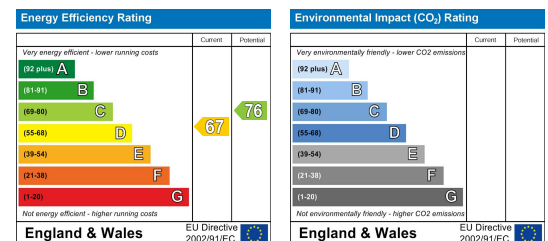
## Area Map



## Floor Plans



## Energy Efficiency Graph



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