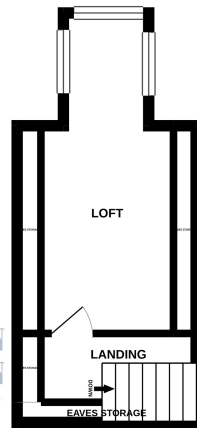
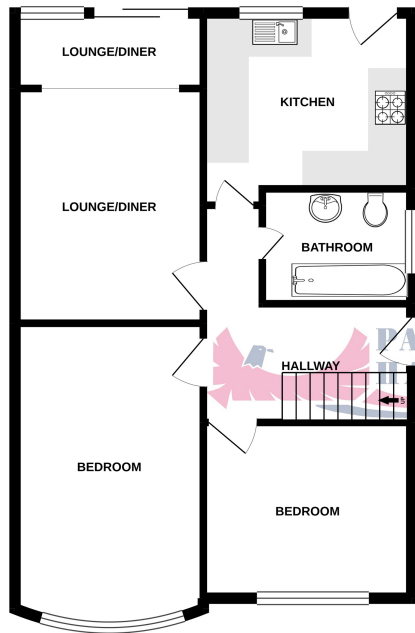


GROUND FLOOR
636 sq. ft. (59.1 sq. m.) approx.

1ST FLOOR
169 sq. ft. (15.7 sq. m.) approx.



TOTAL FLOOR AREA: 805 sq. ft. (74.7 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 furniture, fixtures 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		
(69 to 80) C		76
(55 to 68) D		
(39 to 54) E	39	
(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	

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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Melville Road, Rainham £450,000

- TWO BEDROOMS PLUS ADDITIONAL LOFT ROOM
- DETACHED BUNGALOW
- REFURBISHED THROUGHOUT & FINISHED TO AN EXCEPTIONAL STANDARD
- RE-FITTED KITCHEN & BATHROOM
- LANDSCAPED REAR GARDEN
- POTENTIAL TO EXTEND (STPP) WITH PLANS DRAWN
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX. 0.4 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Hallway

Radiator, hardwood flooring, stairs to first floor.

Bedroom One

4.88m x 3.18m (16' 0" x 10' 5"). Double glazed bay windows to front, radiator, hardwood flooring.

Bedroom Two

2.9m x 2.13m (9' 6" x 7' 0"). Double glazed windows to front, radiator, hardwood flooring.

Reception Room

4.9m x 2.98m (16' 1" x 9' 9"). Double glazed windows & sliding patio door to rear, two radiators, hardwood flooring.



Kitchen

3.41m x 3.03m (11' 2" x 9' 11") > 2.79m (9' 2"). Double glazed windows to rear, a range of matching wall & base units, laminated work surfaces, inset sink & drainer with mixer tap, space & plumbing for washing machine, integrated oven, four ring gas hob, extractor hood, space for freestanding fridge/freezer, breakfast bar, tiled splash backs, hardwood flooring, uPVC rear door opening to rear garden



Bathroom

2.62m x 1.67m (8' 7" x 5' 6"). Inset spotlights to ceiling, opaque double glazed windows to side, paneled bath with shower, low-level flush WC & hand-wash basin inset with a base & drawer unit, tiled walls, tiled flooring, chrome hand-towel radiator.

FIRST FLOOR

Landing

Storage in eaves, laminate flooring.

Loft Room

5.07m > 3.28m (16' 8" > 10' 9") x 2.83m (9' 3"). Double glazed windows to rear, radiator, laminate flooring, storage in eaves.



EXTERIOR

Rear Garden

Approx. 27' x 22'. Part paved, part laid to lawn, access to front via security gate.

Front Exterior

Hard standing driveway giving off street parking for two cars.

