


TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 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		87
(69 to 80) C		
(55 to 68) D	58	
(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		85
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	51	
(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	

Ford Lane, Rainham Offers In Excess Of £350,000

- Semi Detached Bungalow
- Two Double Bedrooms
- Good Condition Throughout
- Garden Approx 66 Ft
- Popular Location
- Potential To Extend STPP
- 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 door with fixed obscure double glazed window panel opening into storm porch, fixed opaque double glazed window to front, mosaic tiled flooring, second door is hardwood with fixed window panels opening into:

Hallway

Coving to ceiling, radiator, three built in storage cupboards one housing boiler and water tank, wood grain effect laminate flooring.

Bedroom One

4.48m x 3.52m (14' 8" x 11' 7") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

5.08m x 2.72m (16' 8" x 8' 11") Coving to ceiling, double glazed windows to front, radiator, fitted carpet.

Bathroom

2.48m x 1.69m (8' 2" x 5' 7") Inset spotlights to ceiling, opaque double glazed windows to side, mobility shower, low level flush WC, hand wash basin, hand towel radiator to side, tiled walls, tiled flooring.



Lounge / Diner

6.47m x 3.48m (21' 3" x 11' 5") > 2.74m (9' 0") Coving to ceiling, double glazed windows to rear, feature gas fireplace, radiator, wood grain effect laminate flooring, French doors opening to rear garden.

Kitchen

3.33m x 3.17m (10' 11" x 10' 5") Double glazed windows to rear, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for free standing fridge freezer, space and plumbing for washing machine, radiator, tiled splash backs, tile effect laminate flooring, uPVC door with fixed double glazed opaque window panel to side opening to side/rear garden.



EXTERIOR

Rear Garden

Approximately 66' 9" x 25ft - Immediate patio area, hard standing path to both sides leading to rear, brick built shed, various bush and plant borders, remainder laid to lawn, access to front via wrought iron gate.



Front Exterior

Partly laid to artificial grass remainder paved for off street parking.

