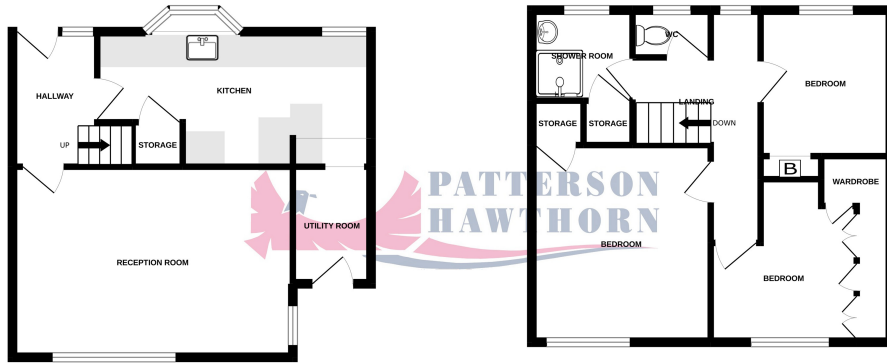


GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.


1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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 here 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Thorn Lane, Rainham

Offers in Excess of £400,000

- THREE LARGE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- 17' KITCHEN / DINER
- UTILITY ROOM
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER ROAD IN FAVOURED NORTH RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION A13 & M25



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 hardwood door opening into:

Hallway

Opaque window to front, hardwood flooring, stairs to first floor.

Kitchen / Diner

5.17m x 2.71m (17' 0" x 8' 11") Inset spotlights to ceiling, double glazed bay windows to front, further set of double glazed windows to front, a range of matching wall and base units, oak work surfaces, inset Butler-style sink with mixer tap, space for range master cooker, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge, under-stairs storage cupboard, tiled splash backs, paved flooring.

Utility Room

2.19m x 1.47m (7' 2" x 4' 10") Hardwood framed door to rear opening to rear garden, space and plumbing for washing machine, space for freestanding fridge freezer.

Reception Room

5.23m x 3.55m (17' 2" x 11' 8") Double glazed windows to side and rear, radiator, hardwood flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft with lighting, double glazed window to front, fitted carpet.

Bedroom One

3.57m x 3.41m (11' 9" x 11' 2") Double glazed windows to rear with integral modern blinds, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.35m x 3.04m (11' 0" x 10' 0") Double glazed windows with modern integral blinds to front, radiator, fitted wardrobes and over bed units, fitted carpet.

Bedroom Three

2.41m x 2.72m (7' 11" x 8' 11") Double glazed windows with integral modern blinds to front, built in storage cupboard housing boiler, radiator, fitted carpet.

Shower Room

1.79m x 1.77m (5' 10" x 5' 10") Opaque double glazed window to front, shower cubicle, hand wash basin, inset spotlights to ceiling, built-in over-stairs storage cupboard, radiator, tiled walls, tiled flooring.

Separate WC

1.48m x 0.79m (4' 10" x 2' 7") Opaque double glazed window to front, high level flush WC, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 32' Immediate hard standing area and hard standing path to centre leading to rear, remainder laid to lawn. detached timber shed.

Front Exterior

Fully paved giving off street parking for two vehicles.

