

**PATTERSON
HAWTHORN**
GROUND FLOOR
APPROX. FLOOR
AREA 782 SQ.FT.
(72.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1371 SQ.FT. (125.5 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.
Made with Metropix G5019




Allen Road, Rainham

£550,000

- FOUR BEDROOM DETACHED CHALET
- PRESENTED TO A HIGH SEPCIFICATION
- 23' KITCHEN / DINER & 19' LOUNGE
- GROUND FLOOR SHOWER ROOM /WC
- GATED OFF STREET PARKING
- FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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	

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 French doors into storm porch, tiled flooring, double glazed windows to both sides, set of double doors opening into:

Hallway

Under-stairs storage cupboard, radiator, wood grain effect laminate flooring, stairs to first floor.

Ground Floor Shower Room / WC

Opaque double glazed windows to front, low level flush WC, hand wash basin inset with base unit, shower cubicle, chrome hand towel radiator to side, tiled walls, tiled flooring.

Kitchen / Diner

7.26m x 3.6m (23' 10" x 11' 10") Coving to ceiling, inset spotlights to ceiling, double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset butler sink and drainer with chrome mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, integrated double oven, four ringed gas hob, extractor hood, space for American style fridge freezer, breakfast bar area, radiator, wood grain effect laminate flooring, French doors opening to rear garden.

Lounge

5.95m x 3.65m (19' 6" x 12' 0") Inset spotlights to ceiling, double glazed windows to rear, radiator, wood grain effect laminate flooring.



Ground Floor Bedroom Four

3.48m x 2.45m (11' 5" x 8' 0") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom One

5.12m x 3.63m (16' 10" x 11' 11") Into fitted wardrobes, inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.43m x 2.97m (11' 3" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.44m x 2.41m (11' 3" x 7' 11") Double glazed windows to rear, radiator, fitted carpet.

First Floor Bathroom

Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base unit, free standing roll-top bath with shower attachment, tiled splash backs, chrome hand towel radiator to side, wood grain effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 52' Part paved and part laid to lawn, access to front via wrought iron gate, timber built shed and summerhouse.

Front Exterior

Fully paved giving multiple vehicle off street parking with wrought iron security gates.