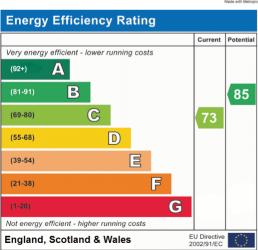


APPROX. FLOOR AREA 569 SQ.FT. (52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.5 SQ.M.)

Whist every attempt has been made to ensure the accuracy of the floor pian contained here, measurements of doors, windows, nomes and any other items are approximate and not neopensiality is atlasher 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 lested and no guarantee as to their operability or efficiency can be given.



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 repsentation 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.



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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





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

 $5.95m \times 3.65m (19' 6" \times 12' 0")$ 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.