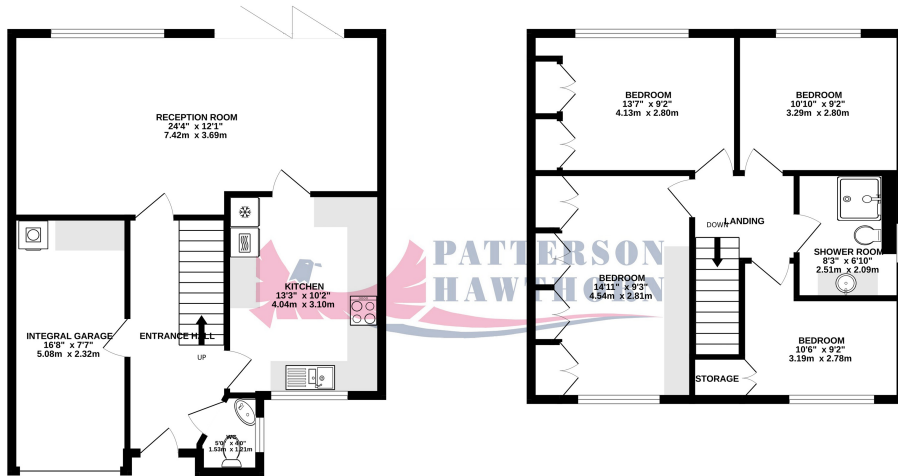


GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 12/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(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	

Abbey Wood Lane, Rainham

£575,000

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- HIGH SPECIFICATION
- 24' RECEPTION ROOM WITH BI-FOLDING DOORS
- 16' INTEGRAL GARAGE/UTILITY ROOM
- GROUND FLOOR WC
- RE-FITTED FIRST FLOOR SHOWER ROOM WITH UNDERFLOOR HEATING
- MULTI-CAR OFF STREET PARKING



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 composite door opening into:

Entrance Hall

Under stairs storage space, radiator, laminate flooring, stairs to first floor.

Reception Room

7.43m x 3.68m (24' 5" x 12' 1") > 3.23m (10' 7") Double glazed windows to rear, two radiators, laminate flooring, uPVC framed double glazed bi-folding doors to rear opening to rear garden.

Kitchen

4.04m x 3.1m (13' 3" x 10' 2") Spotlights to ceiling, double glazed windows to front, obscure double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, integrated dishwasher, space and plumbing for washing machine, breakfast bar area, integrated fridge, integrated freezer, radiator, part tiled walls, vinyl flooring.

Ground Floor WC

1.29m x 1.21m (4' 3" x 4' 0") Obscure double glazed windows to side, low-level flush WC, corner hand wash basin set on a base unit with mosaic tiled splash back, vinyl flooring.

Integral Garage / Utility Room

5.08m x 2.31m (16' 8" x 7' 7") Garage door to front with internal stud wall covering, laminate work surface over a range of base units, two pairs of wall units (one housing, electricity meter and fuse box), built-in shelving.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft with power and lighting (loft housing boiler), fitted carpet.

Bedroom One

4.54m x 3.23m (14' 11" x 10' 7") Double glazed windows to front, radiator, fitted wardrobes & over-bed units, fitted drawers and vanity unit, fitted carpet.

Bedroom Two

4.13m x 2.8m (13' 7" x 9' 2") Double glazed windows to rear, radiator, fitted wardrobes and drawer units, laminate flooring.

Bedroom Three

3.25m x 2.81m (10' 8" x 9' 3") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

3.19m x 1.89m (10' 6" x 6' 2") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.



Shower Room

2.48m x 2.09m (8' 2" x 6' 10") (Max) Inset spotlights to ceiling, obscure double glazed windows to side, rainfall shower cubicle, low level flush WC, hand wash basin set on laminate surface, drawer units, gunmetal grey hand towel rail, tiled walls, tiled flooring with underfloor heating.



EXTERIOR

Rear Garden

Approximately 35' x 32' Immediate wrap-around sandstone patio, patio area to rear, remainder laid to lawn with bush and plant borders, access to front via metal gate, attached shed with power and lighting, two further detached timber sheds one with power and lighting.



Front Exterior

Fully paved giving off street parking for three cars.