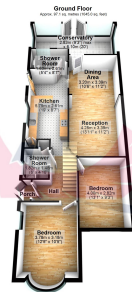




Total area approx. 127.5 sq. metres (1372.1 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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.

Thorn Lane, Rainham

£425,000

- GREATLY EXTENDED THREE BEDROOM SEMI DETACHED CHALET BUNGALOW
- NO ONWARD CHAIN
- EPC RATING D & COUNCIL TAX BAND D
- THREE RECEPTIONS, INCLUDING CONVERTED CONSERVATORY
- TWO MODERN SHOWER ROOMS & 19' KITCHEN / DINER
- 19' x 16' GARAGE WITH ELECTRIC ROLLER DOOR
- QUALITY RESIN BOUND PAVING & DRIVEWAY
- EXTERNAL SECURITY GATES & ALARM
- FAVOURED NORTH SIDE OF RAINHAM





GROUND FLOOR

Front (Side) Entrance

Via metal security gate and uPVC door opening into:

Entrance Hall

Radiator, fitted carpet, stairs to first floor bedroom.

Reception Room One

4.25m x 3.39m (13' 11" x 11' 1"). Daylight spotlight window to ceiling, radiator, fitted carpet.

Reception Room Two (Dining Room)

3.39m x 3.20m (11' 1" x 10' 6"). Inset spotlights to ceiling, lantern skylight window to ceiling, double glazed windows to rear, sliding door to side opening into kitchen/diner, uPVC framed double glazed single door to rear opening into:

Conservatory / Reception

6.10m x 2.83m (max) (20' 0" x 9' 3"). Vaulted ceiling with inset spotlights, double glazed windows throughout, electric heater, built-in base-level units, porcelain tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen / Diner

5.79m x 2.61m (19' 0" x 8' 7"). Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, tiled walls, tiled flooring, radiator, uPVC framed door to side opening to side and rear garden.



Bedroom One

3.78m x 3.18m (12' 5" x 10' 5"). Double glazed bay windows to front, double glazed windows to side, fitted wardrobes with smoked mirrored doors, two radiators, fitted carpet.

Bedroom Two

4m x 2.82m (13' 1" x 9' 3"). Double glazed windows to front, radiator, fitted wardrobes with smoked mirrored doors, fitted carpet.

Shower Room One

1.82m x 1.48m (6' 0" x 4' 10"). Inset spotlights to ceiling, obscure double glazed windows to side, floating WC, hand wash basin set on base units, integral rainfall shower cubicle, hand towel radiator, tiled walls, tiled flooring.

Shower Room Two / Utility Room

2.61m x 1.63m (8' 7" x 5' 4"). Obscure double glazed window to rear, low level flush WC, hand wash basin set on base unit, shower cubicle, space and plumbing for washing machine, chrome hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Bedroom Three

3.95m x 3.82m (13' 0" x 12' 6"). Two skylight windows, fitted wardrobes, storage in eaves, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 25' x 20' (To garage) Resin bound paving with flowerbed borders, access to front via metal security gate.

Garage

6.0m x 4.96m (19' 8" x 16' 3") Power and lighting, electric roller door to front, uPVC door to side.

Front Exterior

Resin bound driveway giving off street parking and flowerbed border.