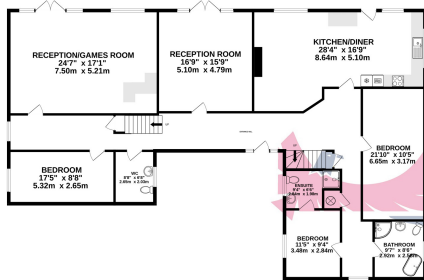
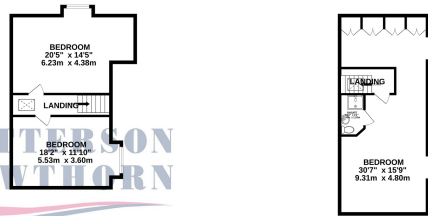


**GROUND FLOOR**  
2275 sq.ft. (211.3 sq.m.) approx.



**1ST FLOOR**  
997 sq.ft. (92.6 sq.m.) approx.



**TOTAL FLOOR AREA: 3272 sq.ft. (303.9 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the floorplan 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 12/2014



## Briscoe Road, Rainham

**£1,160,000**

- SIX DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- BOASTING OVER 3,200 SQUARE FEET OF LIVING SPACE
- SET ON A THREE QUARTER OF AN ACRE PLOT
- SECURITY GATED WITH 150' DRIVEWAY
- 130' x 75' UNOVERLOOKED REAR GARDEN
- 80' FRONT GARDEN
- THREE RECEPTIONS
- THREE BATHROOMS & GROUND FLOOR WC
- VERY HIGH SPECIFICATION THROUGHOUT
- MODERN, CONTEMPORARY INTERIOR DESIGN



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**

**Entrance Hall (L-Shaped)**

18.02m x 9.69m (59' 1" x 31' 9")

**Reception Room One (Games Room)**

7.5m x 5.18m (24' 7" x 17' 0")

**Reception Room Two**

5.09m x 4.79m (16' 8" x 15' 9")

**Kitchen / Diner**

8.65m x 5.09m (28' 5" x 16' 8") > 3.87m (12' 8")

**Bedroom One**

6.65m x 3.18m (21' 10" x 10' 5") Double glazed windows to side, two radiators, fitted carpet.

**Bedroom Two**

3.48m x 2.84m (11' 5" x 9' 4") Double glazed windows to side, radiator, laminate flooring.



**Ensuite Shower Room**

2.76m (Max) x 1.98m (9' 1" x 6' 6")

**Bedroom Three**

5.32m x 2.65m (17' 5" x 8' 8")

**Ground Floor Bathroom**

2.91m x 2.58m (9' 7" x 8' 6")

**Ground Floor WC**

2.62m x 2.03m (8' 7" x 6' 8")

**FIRST FLOOR**

**Landing One**

Skylight window to ceiling, fitted carpet.

**Bedroom Four**

9.94m (Into fitted wardrobes) x 4.41m (Max) (32' 7" x 14' 6")

**Ensuite Shower Room**

2.08m x 1.33m (6' 10" x 4' 4")

**Landing Two**

**Bedroom Five**

6.22m x 3.92m (20' 5" x 12' 10") (Max)

**Bedroom Six**

5.54m (Into bay) x 3.6m (18' 2" x 11' 10")

**EXTERIOR**

**Rear Garden**

Approximately 130' x 75'

**Front Exterior**

Approximately 80'

**Detached Garage**

5.42m x 5.02m (17' 9" x 16' 6")

**Carport**

5.45m x 3.62m (17' 11" x 11' 11")

**Agents Note**

Partly timber framed construction.