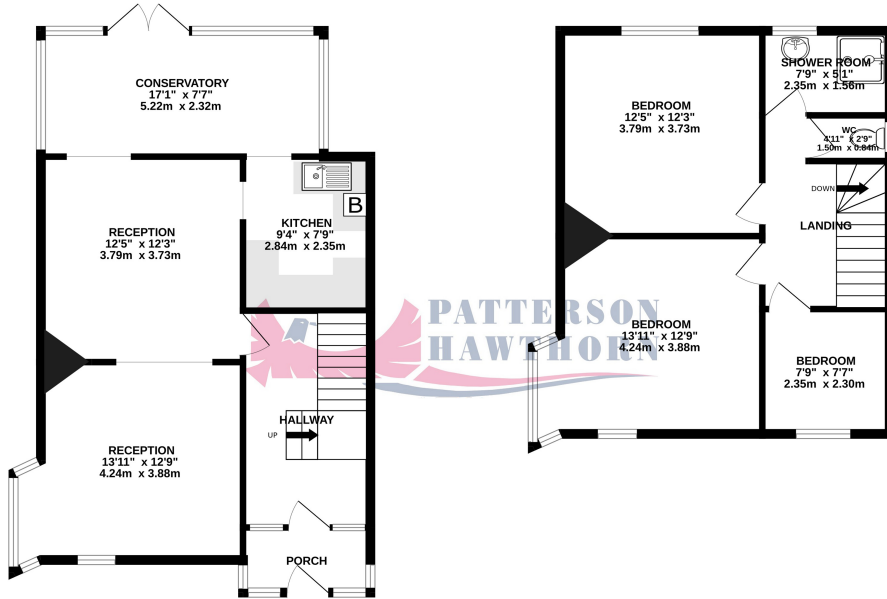


GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 v2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Rainham@pattersonhawthorn.co.uk



Askwith Road, Rainham

£450,000

- THREE BEDROOM DETACHED HOUSE
- LARGE PLOT WITH 180' REAR GARDEN
- TWO RECEPTIONS & CONSERVATORY
- NEW BOILER & FULLY REWIRED 2022
- RE-FITTED SHOWER ROOM
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, A13 & M25



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GROUND FLOOR

Front Entrance

Via uPVC door opening to porch, double glazed windows to front and both sides, fitted carpet, second front entrance via hardwood door opening into:

Entrance Hall

Radiator, fitted carpet, stairs to first floor.

Reception Room One

3.73m x 3.63m (12' 3" x 11' 11") Pot hole window to front, double glazed windows to side, feature fireplace, radiator, fitted carpet.

Reception Room Two (Open plan from Reception Room One)

3.79m x 3.73m (12' 5" x 12' 3") Radiator, fitted carpet.

Conservatory

5.22m x 2.33m (17' 2" x 7' 8") Corrugated plastic roof, double glazed windows throughout, carpet tiled flooring, radiator, uPVC framed double glazed doors to rear opening to rear garden.



Kitchen

2.85m x 2.35m (9' 4" x 7' 9") A range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for fridge, space for freezer, tiled splashbacks, vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

3.75m x 3.66m (12' 4" x 12' 0") Pot hole window to front, double glazed windows to side, radiator, fitted carpet.

Bedroom Two

3.72m x 3.7m (12' 2" x 12' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.36m x 2.3m (7' 9" x 7' 7") Double glazed windows to front, radiator, fitted carpet.

Shower Room

2.35m x 1.56m (7' 9" x 5' 1") Obscure double glazed windows to front, shower cubicle, hand wash basin, radiator, tiled walls, fitted carpet.

Separate WC

1.48m x 0.83m (4' 10" x 2' 9") Enforced window to side, low level flush WC, part tiled walls, fitted carpet.



EXTERIOR

Rear Garden

Approximately 180' Mostly paved, fish pond to front, brick shed, access to front via timber gates.

Front Exterior

Hard standing drive giving off street parking for multiple cars.

