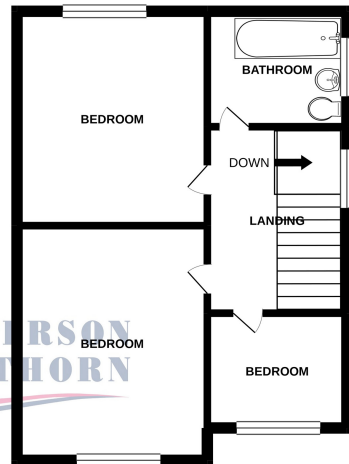
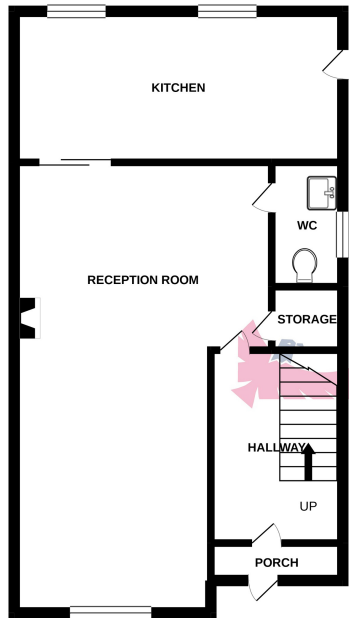


GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>88</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>66</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>88</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>62</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Brookway, Rainham

Guide Price £400,000

- GUIDE PRICE OF £400,000 - £415,000
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO REAR
- GROUND FLOOR WC
- GARDEN IN EXCESS OF 100FT
- DETACHED GARAGE
- GATED OFF STREET PARKING
- APPROX 0.6 MILES TO STATION



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.

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door into storm porch, tiled flooring, second door hardwood opening into:

### **Hallway**

Opaque windows to front, radiator, wood grain effect laminate flooring, stairs to first floor.

### **Lounge**

6.88m x 4.45m (22' 7" x 14' 7") > 3.53m (11' 7") Double glazed windows to front, radiator to front and rear, exposed brick feature fireplace, built in under-stairs storage cupboard, wood grain effect laminate flooring, uPVC framed sliding doors opening into:

### **Ground Floor WC**

Comprising opaque double glazed window to side, low level flush WC, hand wash basin inset within base units with chrome mixer tap, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

### **Kitchen / Diner**

5.17m x 2.39m (17' 0" x 7' 10") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, four ringed gas hob, integrated double oven, extractor hood, space and plumbing for washing machine, space for dishwasher, space for fridge, space for freezer, radiator, tiled splash backs, tiled flooring, uPVC framed door to side leading to side and rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed window to side, fitted carpet.

### **Bedroom One**

3.58m x 3.21m (11' 9" x 10' 6") into fitted wardrobes, double glazed window to rear, radiator, fitted wardrobes. fitted carpet.

### **Bedroom Two**

3.77m x 2.78m (12' 4" x 9' 1") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.48m x 2.31m (8' 2" x 7' 7") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### **Bathroom**

Comprising opaque double glazed windows to side, low level flush WC, hand wash basin inset within base unit, panelled bath with shower attachment, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 108ft – Immediate raised decking area, large vegetable patch to rear, hard standing area to rear, detached garage to rear, garage accessed via South Hall Drive, greenhouse, shed, remainder laid to lawn with various bush and plant borders, access to front via wrought iron gate.

### **Front Exterior**

Hard standing giving gated off street parking.