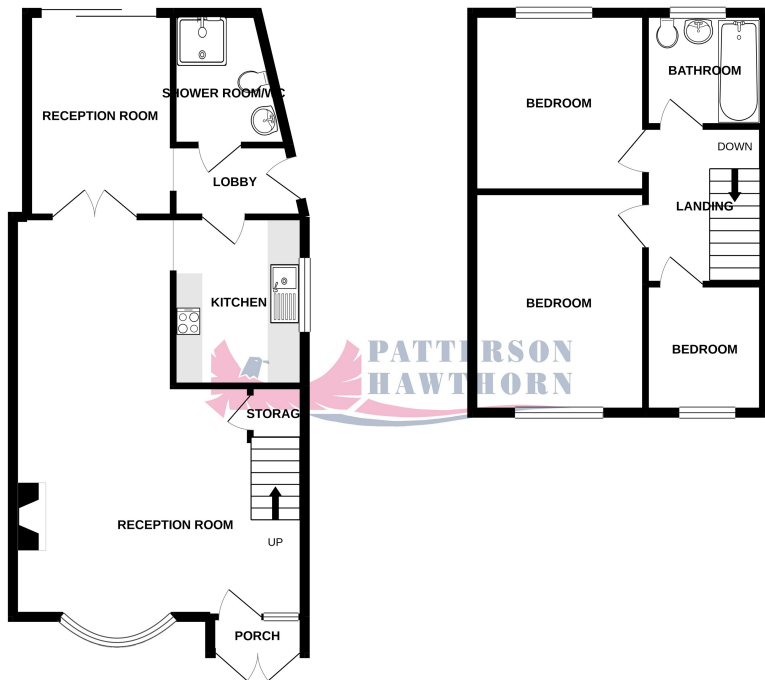


GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metrage (10/22).

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		84
(69 to 80)	C		
(55 to 68)	D	59	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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Lakeside, Rainham

Guide Price £400,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTENDED TO REAR
- 23' MAIN RECEPTION ROOM & ADDITIONAL DINING ROOM
- GROUND FLOOR SHOWER ROOM/WC & FIRST FLOOR FAMILY BATHROOM
- RECENTLY RESURFACED FRONT DRIVEWAY GIVING MULTI-VEHICLE OFF STREET PARKING
- 26' GARAGE PLUS ADDITIONAL STORAGE AREA TO REAR
- HIGHLY SOUGHT AFTER ROAD IN FAVOURED NORTH RAINHAM



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GROUND FLOOR

Front Entrance

Via double uPVC framed doors opening into storm porch, fitted carpet, second front entrance via uPVC framed door opening into:

Reception Room

7.15m x 3.93m (23' 5" x 12' 11") x 5.22m x 2.77m (17' 2" x 9' 1") Double glazed bay windows to front, two radiators, feature electric fireplace, under-stairs storage cupboard housing gas and electricity meters, fitted carpet, stairs to first floor.

Reception Room Two

3.66m x 2.61m (12' 0" x 8' 7") Aluminium framed sliding door to rear opening to rear garden, radiator, tiled flooring.

Kitchen

3.03m x 2.35m (9' 11" x 7' 9") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ringed electric hob, extractor hood, integrated double oven, space and plumbing for washing machine, tiled splash backs, tiled flooring.

Rear Lobby Area

Tiled flooring, uPVC framed door opening to side and rear garden.



Ground Floor Shower Room

2.37m x 1.63m (7' 9" x 5' 4") Opaque double glazed windows to side, low-level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Opaque double glazed windows to side, fitted carpet.

Bedroom One

3.96m x 3.1m (13' 0" x 10' 2") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, built in storage cupboard housing boiler.

Bedroom Two

3.07m x 3.11m (10' 1" x 10' 2") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.31m x 2.04m (7' 7" x 6' 8") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.03m x 1.8m (6' 8" x 5' 11") Opaque double glazed windows to rear, loft hatch to ceiling with pull-down ladder leading to boarded loft, panelled bath, shower, low-level flush WC, radiator, tiled walls, black and white tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Part paved and partly laid to lawn with raised brick-built flowerbed borders.

Garage

8.17m x 2.6m (26' 10" x 8' 6") Metal up and over door to front, power and lighting, additional storage area to rear.

Front Exterior

Fully paved giving off street parking for multiple vehicles, additional gated shared drive leading to garage.

