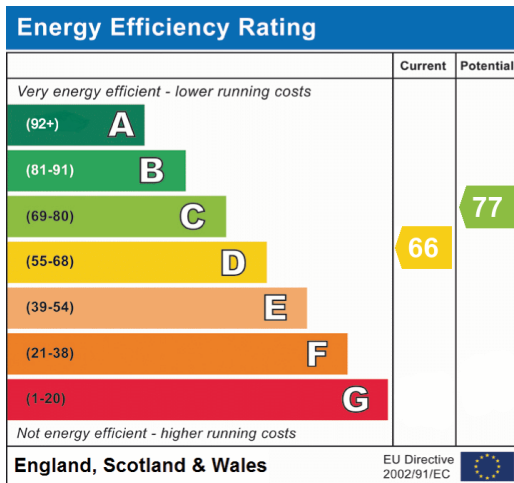



**PATTERSON
HAWTHORN**

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Glebe Road, Rainham

£550,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- DORMER LOFT & SINGLE REAR EXTENSIONS
- THREE FLOORS & TWO RECEPTION ROOMS
- 15' x 9' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- 65' REAR GARDEN
- MULTI-CAR OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC obscure double glazed door opening into:

Entrance Hall

Under-stairs storage cupboard, radiator, inset spotlights to ceiling, hardwood flooring.

Kitchen

3.34m x 2.79m (10' 11" x 9' 2"). Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine and dishwasher, tiled and laminate splashbacks, hardwood flooring, uPVC framed double glazed single door to side opening to side with access to front and rear.

Reception Room One

4.73m x 3.47m (15' 6" x 11' 5"). Double glazed windows to side, two radiators, feature gas fireplace, hardwood flooring.

Reception Room Two (Open plan from Reception One)

4.47m x 3.37m (14' 8" x 11' 1"). Double glazed windows to side and rear, radiator, hardwood flooring, uPVC framed double glazed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Inset spotlights to ceiling, fitted carpet, stairs to second floor



Bedroom Two

4.75m (into fitted wardrobe) x 2.94m (15' 7" x 9' 8"). Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Three

3.49m x 2.87m (11' 5" x 9' 5"). Double glazed windows to rear, radiator, fitted corner wardrobes, laminate flooring.

Bedroom Four

2.57m x 1.77m (8' 5" x 5' 10"). Double glazed windows to rear, radiator, single fitted wardrobe, laminate flooring.

Bathroom

2.84m x 1.95m (9' 4" x 6' 5"). Obscure double glazed windows to side, P-shaped panelled bath, shower, low level flush WC, hand wash basin set on base unit, part tiled walls, tiled flooring.

SECOND FLOOR

Landing

Spotlights to ceiling, hardwood flooring.

Bedroom One

4.95m x 4.54m (into fitted wardrobe) > 2.25m (16' 3" x 14' 11" > 7' 5"). Skylight window with blackout blind to front ceiling, double glazed windows to rear, radiator, fitted wardrobes, storage in eaves to front, hardwood flooring.

Ensuite Shower Room

2.47m x 1.24m (8' 1" x 4' 1"). Skylight window to front ceiling, low-level flush WC, hand wash basin set on drawer unit, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 65'. Immediate raised patio with brick flowerbed border, remainder laid to lawn, timber shed to rear, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for multiple cars, flowerbed border to front.

Integral Garage

4.8m x 2.86m (15' 9" x 9' 5"). Power and lighting, boiler, metres and fuse box, uPVC door to side, up and over door to front.