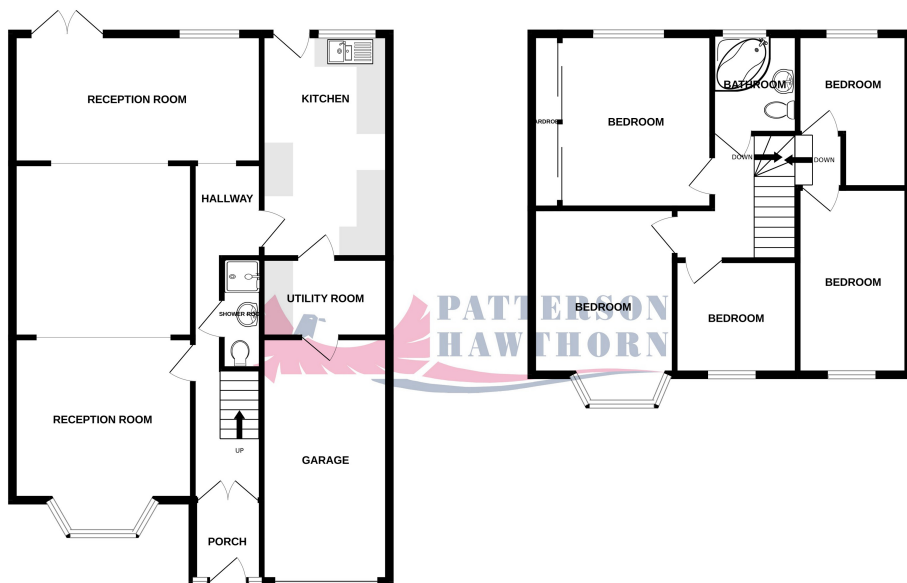


GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.

Whilst 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 (2023)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Manser Road, Rainham

Guide Price £550,000

- FIVE LARGE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- DOUBLE SIDE & SINGLE REAR EXTENSIONS
- TWO LARGE RECEPTION ROOMS
- UTILITY ROOM & 16' INTEGRAL GARAGE
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25
- HUGE POTENTIAL TO REFURBISH/MODERNISE



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch; inset motion detector spotlights to ceiling, double glazed windows to front, tiled flooring, hard wood mirrored double doors opening into:

### **Entrance Hall**

Under-stairs storage cupboard, two radiators, base-level storage cupboard housing gas, electricity metres and fuse box, laminate flooring, stairs to first floor.

### **Reception Room One**

7.93m x 3.8m (26' 0" x 12' 6") Into double glazed bay windows to front, two radiators, feature fireplace, fitted carpet.

### **Reception Room Two**

5.26m x 2.72m (17' 3" x 8' 11") Double glazed windows to rear, radiator, a range of base units, vinyl tiled flooring, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

4.71m x 2.68m (15' 5" x 8' 10") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for Range Master cooker, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, black and white tiled flooring, uPVC stable door to rear opening to rear garden.

### **Utiltiy Room**

2.62m x 1.6m (8' 7" x 5' 3") Laminate work surfaces with space underneath, tiled walls, black and white tiled flooring, hardwood door to rear opening into:



### **Integral Garage**

5.13m x 2.7m (16' 10" x 8' 10") Roller door to front, power and lighting.

### **Ground Floor Shower Room**

2.34m x 0.83m (7' 8" x 2' 9") Low-level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, fitted carpet.

### **Bedroom One**

3.8m x 3.66m (12' 6" x 12' 0") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

4.29m x 3.1m (14' 1" x 10' 2") Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Three**

3.93m x 2.71m (12' 11" x 8' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Four**

2.85m x 2.7m (9' 4" x 8' 10") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Five**

2.56m x 2.41m (8' 5" x 7' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.07m x 1.86m (6' 9" x 6' 1") Opaque double glazed windows to rear, corner Jacuzzi bath with shower attachment, separate shower, low level flush WC, hand wash basin , radiator, tiled walls, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approximately 120'. Immediate patio, remainder laid to lawn with Brick-built pond and bridge, various bush and plant borders, raised sheltered decking area to rear with power and lighting.

### **Detached Block Built Outbuilding**

Power and lighting.

### **Front Exterior**

Fully paved giving off street parking for three vehicles.