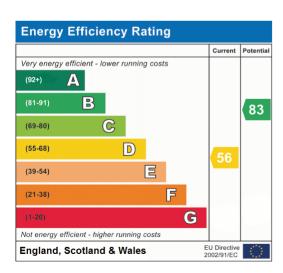


TOTAL FLOOR AREA: 1559 sq.ft. (144.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained there, measurement of doors, window, comes and any other terms are approximate and on responsibility is tilden for any error: or the state of the state o



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.



## 01708 500 000

Rainham@pattersonhawthorn.co.uk



# South End Road, Rainham £525,000

- GREATLY EXTENDED FOUR BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- DOUBLE STOREY SIDE & SINGLE REAR EXTENSIONS
- 19'X 16' INTEGRAL GARAGE WITH HUGE POTENTIAL TO CONVERT
- BEDROOM ONE WITH DRESSING ROOM & ENSUITE SHOWER ROOM
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- IDEAL FAMILY HOME





## **GROUND FLOOR**

#### **Front Entrance**

Via uPVC framed door opening into porch, double glazed windows to side and front, vinyl flooring, second front entrance via hardwood door opening into:

#### Hallway

Obscure double glazed window to front, radiator, vinyl flooring, stairs to first floor.

#### Reception Room (L Shaped)

7.27m x 5.14m (23' 10" x 16' 10") (Max) Double glazed windows to front and rear, feature electric fireplace with marble effect hearth and mantelpiece, radiator to front and rear, fitted carpet, air conditioning unit, uPVC framed double doors to rear opening to rear garden.

## Kitchen/Diner

3.9m x 3.26m (12' 10" x 10' 8") 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 double cooker, extractor hood, space and plumbing for washing machine or dishwasher, space for fridge, tiled splash backs, radiator, tiled flooring.

### **Utility Room (Irregular Shaped)**

 $4.39 \text{m} \times 3.83 \text{m} (14' 5" \times 12' 7")$  (Max) Double glazed window to rear, inset sink and drainer with mixer tap over a base unit, a range of drawer units, a range of eye-level wall units, laminate work surface over space and plumbing for washing machine, space for tumble dryer, radiator, vinyl flooring, uPVC door to rear opening to rear garden, hardwood door to front opening into integral garage.

#### Ground Floor WC

1.58m x 1.01m (5' 2" x 3' 4") Low level flush WC, hand wash basin over a range of base units with a tiled splash back, vinyl flooring.









## Integral Garage (Irregular Shaped)

6.0m x 5.0m (19' 8" x 16' 5") (Max) Metal up and over door to front, power and lighting.

## **FIRST FLOOR**

## Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

## **Bedroom One (Irregular Shaped)**

4.08m > 2.78m (13' 5" > 9' 1") x 4.4m (14' 5") (Max) Double glazed windows to front, radiator, laminate flooring.

## Walk-in Wardrobe/Dressing Room

3.03m x 1.68m (9' 11" x 5' 6") (Max) Obscure double glazed windows to rear, radiator, laminate flooring, fitted wardrobes with sliding mirror doors.

## **Ensuite Shower Room**

2.78m x 1.68m (9' 1" x 5' 6") (Max) Obscure double glazed windows to rear, radiator, low-level flush WC, hand wash basin with tiled splash back over base units, shower cubicle, chrome hand towel radiator, built-in storage cupboard with shelving, vinyl flooring.

#### **Bedroom Two**

4.01m x 3.22m (13' 2" x 10' 7") Double glazed windows to front, radiator, fitted carpet.

#### **Bedroom Three**

 $3.26m \times 3.2m$  (10' 8" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

#### **Bedroom Four**

 $2.47m \times 1.84m (8' 1" \times 6' 0")$  Double glazed bay windows to front, radiator, fitted carpet.

#### **Bathroom**

2.78m x 1.66m (9' 1" x 5' 5") (Max) Obscure double glazed windows to rear, tiled bath, shower, low level flush WC, hand wash basin with tiled splash back over base units, chrome hand towel radiator, separate radiator, part tiled walls, vinyl flooring.

## **EXTERIOR**

#### Rear Garden

Approximately 55' x 50' Immediate patio, remainder laid to lawn with raised sandstone patio area to rear, bush and plant borders, timber shed.

#### Front Exterior

Laid to imprinted concrete giving off street parking for two cars.