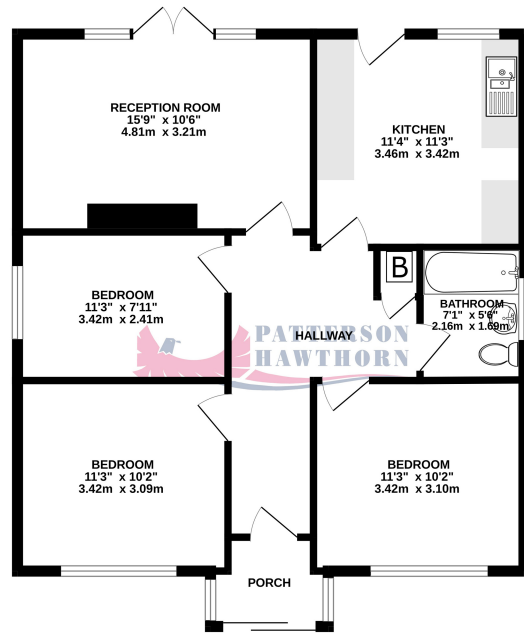


GROUND FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA - 782 sq ft. (72.7 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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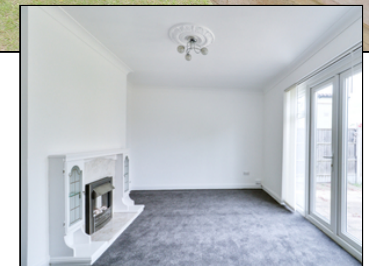
Rainham@pattersonhawthorn.co.uk



## Briscoe Road, RAINHAM

£500,000

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- RECENTLY REFURBISHED
- LARGE PLOT WITH 50' REAR GARDEN & 46' FRONT GARDEN
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- HIGHLY SOUGHT AFTER ROAD
- EVER POPULAR NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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## GROUND FLOOR

### **Front Entrance**

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

### **Entrance Hall**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built in storage cupboard housing boiler, radiator, fitted carpet.

### **Reception Room**

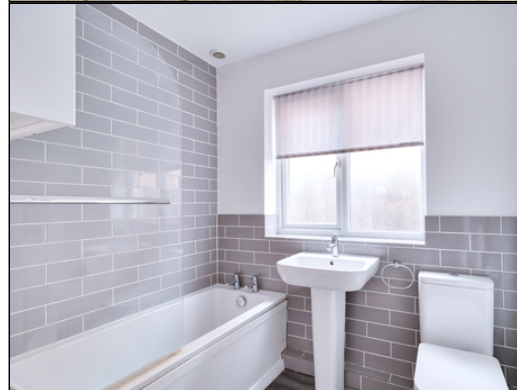
4.81m x 3.21m (15' 9" x 10' 6") Feature fireplace, two radiators, fitted carpet, double glazed windows and uPVC framed double glazed doors to rear opening to rear garden.

### **Bedroom One**

3.43m x 3.1m (11' 3" x 10' 2") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.42m x 3.07m (11' 3" x 10' 1") Double glazed windows to front, radiator, fitting carpet.



### **Bedroom Three**

3.42m x 2.41m (11' 3" x 7' 11") Double glazed windows to side, radiator, fitted carpet.

### **Kitchen**

3.47m x 3.42m (11' 5" x 11' 3") Double glazed windows to side and 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 cooker, space for fridge & freezer, space and plumbing for appliance, tiled splash backs, vinyl flooring, uPVC door with double glazed window opening to rear garden.

### **Bathroom**

2.15m x 1.68m (7' 1" x 5' 6") Obscure double glazed windows to side, low level flush WC, hand wash basin, panelled bath, shower, radiator, part tiled walls, laminate flooring.

## EXTERIOR

### **Rear Garden**

Measuring approximately 50' x 35'. Immediate patio, remainder laid to lawn, hard standing area to rear, timber shed, greenhouse, access to front both sides via metal gates.

### **Front Garden**

Approximately 46'. Mostly laid to lawn, paved pathway to centre, hard standing driveway to side giving off street parking for multiple cars.