GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

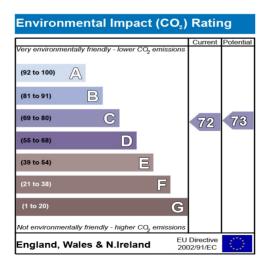
1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian cortained here, measurement of doors, windows, cross and any other terms are approximate and nor responsibles; is sken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, system and applicance solven have not been tested and no guarantee.

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



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 repsentation 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 400 400

 ${\bf Ockendon@\,patters on hawthorn.co.uk}$ 



# Mungo Park Road, Rainham Guide Price £400,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENDED & REFURBISHED
- ENSUITE TO GROUND FLOOR BEDROOM
- 19' KITCHEN/DINER & 16' CONSERVATORY
- CLOSE TO AMENITIES & SCHOOLS
- 0.7 MILES TO ELM PARK STATION
- OFF STREET PARKING
- GUIDE PRICE £400,000 £425,000





#### **GROUND FLOOR**

#### **Front Entrance**

Via composite door opening into:

# **Ground Floor Hallway**

Under stairs storage space and cupboard, radiator, hardwood flooring, stairs to 1st floor.

# **Reception Room**

 $4.05 \text{m x } 3.78 \text{m } (13'3" \times 12'5") > 3.3 \text{m } (10'10")$ . Double glazed windows to front, radiator, feature fireplace, hardwood flooring, hardwood door opening into:

# Kitchen/Diner

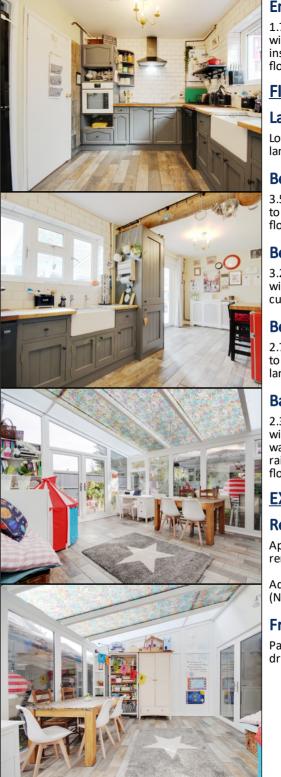
5.91m x 2.6m (19' 5" x 8' 6"). Double glazed windows to rear, a range of matching wall and base units, oak work surfaces, inset butler sink, integrated oven, four ring electric hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, radiator, porcelain tiled flooring, uPVC framed double doors to rear opening into:

#### Conservatory

 $4.94 \,\mathrm{m}\,\mathrm{x}$   $3.67 \,\mathrm{m}$  (16' 2" x 12' 0"). Double glazed windows throughout, radiator, porcelain tiled flooring, uPVC framed double doors opening to rear garden.

# **Ground Floor Bedroom**

3.83m > 2.2m (12' 7" > 7' 3") x 2.58m (8' 6"). Double glazed windows to front, radiator, hardwood flooring, built in storage cupboard.



#### **En-suite WC**

 $1.7 \,\mathrm{m}\,x$   $0.96 \,\mathrm{m}$  (5' 7'' x 3' 2''). Opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within a base unit, tiled splash back, hardwood flooring.

#### FIRST FLOOR

### Landing

Loft hatch to ceiling, double glazed window to side, laminated flooring.

#### **Bedroom One**

 $3.52\,\mathrm{m}$  x  $2.6\,\mathrm{m}$  (11' 7" x 8' 6"). Double glazed windows to rear, radiator, built-in storage cupboard, laminated flooring.

#### **Bedroom Two**

 $3.21 m \times 3.15 m (10' 6" \times 10' 4")$ . Double glazed windows to front, radiator, two built-in storage cupboards, laminated flooring.

#### **Bedroom Three**

 $2.74m \times 2.26m$  (9' 0" x 7' 5"). Double glazed windows to front, radiator, built-in storage cupboard, laminated flooring.

#### **Bathroom**

2.38m x 1.66m (7' 10" x 5' 5"). Opaque double glazed windows to rear and side, low-level flush WC, hand wash basin inset within base units, paneled bath, rainfall shower, radiator, tiled walls, porcelain tiled flooring.

# **EXTERIOR**

#### Rear Garden

Approximately 30'. Immediate raised decking area, remainder laid to lawn.

Additional hard standing drive-through area to rear (Not on deeds to property).

#### **Front Exterior**

Part laid to lawn, hard standing path to front, driveway laid to gravel slate giving off street parking.