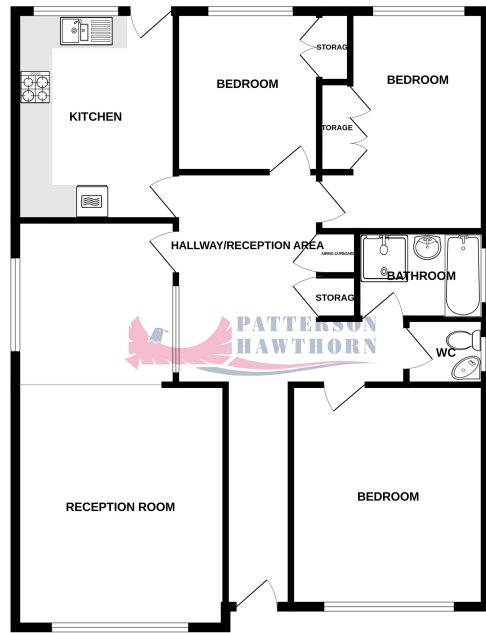


GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Message 10/02/23

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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Rainham@pattersonhawthorn.co.uk



Lambs Lane South, Rainham

Guide Price £600,000

- THREE DOUBLE BEDROOMS DETACHED BUNGALOW
- LARGE PLOT WITH 90' REAR GARDEN & 52' FRONT GARDEN
- IMMACULATELY PRESENTED THROUGHOUT
- FURTHER GATED OFF STREET PARKING TO SIDE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, A13 & M25
- UNIQUE OPPORTUNITY IN HIGHLY SOUGHT AFTER ROAD



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GROUND FLOOR

Front Entrance

Via composite door opening into

Hallway

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, two radiators, two built-in storage cupboards (one housing water tank), fitted carpet.

Double Reception Room

7.73m x 3.93m (25' 4" x 12' 11") > 3.02m (9' 11") Double glazed windows to front and side, two radiators, feature exposed brick fireplace, fitted carpet.

Kitchen

3.89m x 2.97m (12' 9" x 9' 9") Inset spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated double oven, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, vinyl tiled flooring, uPVC door to rear opening to rear garden.

Bedroom One

4.13m x 3.64m (13' 7" x 11' 11") Double glazed windows to front, radiator, fitted wardrobes and over-bed units, fitted vanity unit, fitted carpet.



Bedroom Two

4.09m x 2.53m (13' 5" x 8' 4") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

Bedroom Three

3.0m x 2.68m (9' 10" x 8' 10") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

Bathroom

2.4m x 1.64m (7' 10" x 5' 5") Inset spotlights to ceiling, opaque double glazed windows to side, panelled bath, hand wash basin inset within base units, shower cubicle, tiled walls, chrome hand towel radiator, vinyl flooring.

Separate WC

1.48m x 1.11m (4' 10" x 3' 8") Opaque double glazed windows to side, inset spotlights to ceiling, low level flush WC, corner hand wash basin inset within a base unit, part tiled walls, vinyl flooring.

Rear Garden

Approximately 90'. Mostly laid to lawn with paved areas, decorative pebbled borders, two brick sheds and two timber sheds, greenhouse, pond to rear, gated paved driveway to front giving off street parking for multiple cars.

Detached Garage

Electric metal up and over door to front, uPVC door to rear, power and lighting.

Front Garden

Approximately 52' x 44' Mostly laid to lawn with gravel slate borders, paved driveway giving further off street parking for multiple cars.

