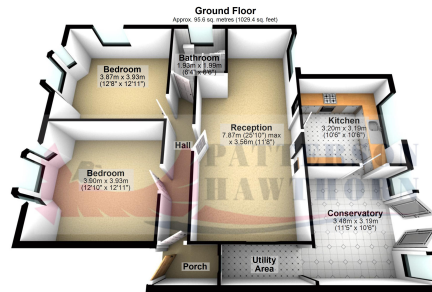
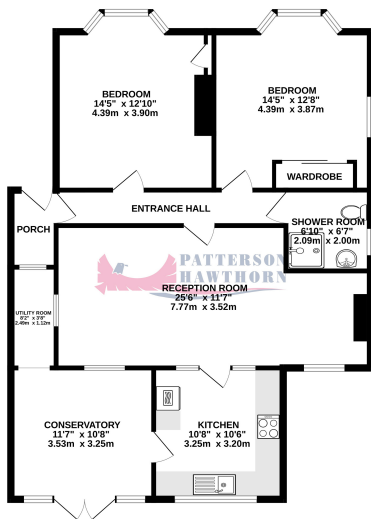



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



Total area: approx. 95.6 sq. metres (1029.4 sq. feet)

247 EPC has produced this floor plan for information and guidance only. We endeavour to provide reliable and accurate details for sales purposes to provide purchasers with a better understanding of the property, but they should not be relied upon. These plans are not to scale and should not be used for ordering any flooring or the purchasing of any furniture, we ask all purchasers to satisfy themselves of the actual room dimensions. The dimensions presented are to be used for guidance only.

TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.
We have carried out a visual inspection of the property and the information contained herein is based on the information provided to us by the seller. We do not guarantee the accuracy of the information and we do not accept any liability for any loss or damage arising from the use of the information. The information is provided for guidance only and should not be relied upon for any purpose other than for guidance only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 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.



Askwith Road, Rainham

£450,000

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER PROPERTY TYPE
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- 25' RECEPTION ROOM
- CONSERVATORY & UTILITY ROOM
- MULTI-CAR OFF STREET PARKING
- 40' x 37' REAR GARDEN
- DETACHED GARAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via hardwood door opening into porch; double glazed windows to rear, plastic corrugated roof, tiled flooring, second front entrance via uPVC door opening to:

Entrance Hall

Spotlights to ceiling, loft hatch to ceiling with integral pull-down ladder leading to boarded loft, radiator, laminate flooring.

Bedroom One

3.95m x 3.87m (13' 0" x 12' 8") (Not including bay) Double glazed bay windows to front, double glazed windows to side, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

Bedroom Two

3.95m (Not including bay) x 3.9m (13' 0" x 12' 10") Double glazed bay windows to front, radiator, fitted carpet.

Shower Room

2.09m x 1.99m (6' 10" x 6' 6") Obscure double glazed windows to side, inset spotlights to ceiling, low level flush WC, hand wash basin set on a range of drawer and base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



Reception Room

7.62m x 3.54m (25' 0" x 11' 7") Double glazed windows to rear, single glazed window to side looking into utility room, two radiators, part fitted carpet and part laminate flooring, spotlights to ceiling, hardwood door to rear opening into:

Kitchen

3.2m x 3.2m (10' 6" x 10' 6") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, granite overlay work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring induction hob, extractor hood, space and plumbing for washing machine, space for fridge, integrated dishwasher, granite splashbacks, tiled walls, tiled flooring, hardwood door to side opening into:



Conservatory

3.53m x 3.26m (11' 7" x 10' 8") Double glazed windows to rear, corrugated plastic ceiling, radiator, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Utility Room

2.7m x 1.09m (8' 10" x 3' 7") Corrugated plastic ceiling, double glazed windows to front, tiled flooring.

EXTERIOR

Rear Garden

Approximatey 40' x 37' Immediate wrap-around paving, remainder laid to lawn, timber shed, access to front via timber gate.

Detached Garage

4.0m x 3.77m (13' 1" x 12' 4") Windows, metal up and over door and single metal door to front.

Front Exterior

Fully paved giving off street parking for multiple cars.

