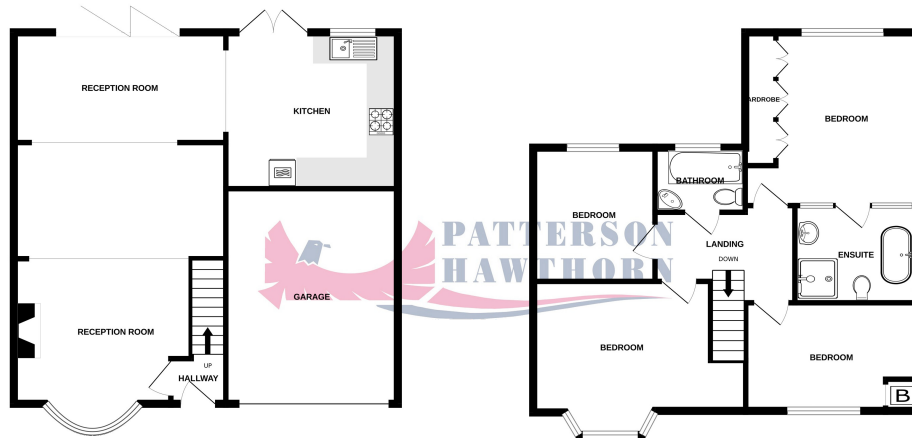


GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.


1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac 12/2003

Energy Efficiency Rating

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



Melville Road, Rainham

Guide Price £475,000

- GUIDE PRICE - £475,000 - £500,000
- FOUR DOUBLE BEDROOMS END OF TERRACE HOUSE
- DOUBLE STOREY EXTENDED TO SIDE & REAR
- 19' FIRST RECEPTION & 15' SECOND RECEPTION ROOM
- 16' INEGRAL GARAGE GIVING POTENTIAL TO FURTHER EXTEND LIVING SPACE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.5 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS



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.



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Reception Room One

5.95m x 4.78m (19' 6" x 15' 8") > 3.93m (12' 11") (not including bay) Double glazed bay windows to front, feature fireplace, two radiators, under stairs storage cupboard, laminate flooring.

Reception Room Two

4.7m x 2.45m (15' 5" x 8' 0") Two radiators, laminate flooring, uPVC framed bi-folding doors to rear opening to rear garden.

Kitchen

3.81m x 3.46m (12' 6" x 11' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset Butler-style sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, space for freestanding fridge freezer, tiled flooring, uPVC framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with three skylight windows and power, fitted carpet.



Bedroom One

3.83m x 3.64m (12' 7" x 11' 11") Double glazed windows to rear, fitted wardrobes, radiator, laminate flooring.

Ensuite Four Piece Bathroom

2.71m x 2.15m (8' 11" x 7' 1") Inset spotlights to ceiling, opaque double glazed window to rear, high-level flush WC, freestanding roll-top bath with shower attachment, shower cubicle, hand wash basin, vinyl flooring, decorative glass window panels divide between bedroom and ensuite.

Bedroom Two

4.79m > 3.93m (15' 9" > 12' 11") x 2.89m (9' 6") (not including bay). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Three

3.79m x 2.43m (12' 5" x 8' 0") Double glazed windows to front, radiator, built-in storage cupboard housing boiler, carpet tiled flooring.

Bedroom Four

2.96m x 2.69m (9' 9" x 8' 10") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.99m x 1.43m (6' 6" x 4' 8") Opaque double glazed windows to rear, panelled bath, shower, low-level flush WC, corner hand wash basin, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30' Immediate raised decking area, remainder laid to lawn with various plants and flower borders, timber shed to rear, access to front via timber gate.

Internal Garage

4.93m x 3.89m (16' 2" x 12' 9") Power and lighting, electric roller door to front.

Front Exterior

Fully paved giving off street parking for two vehicles.

