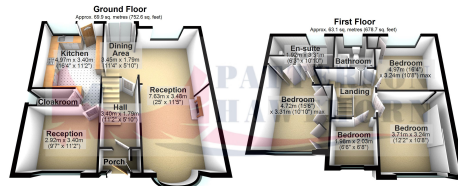


Total area: approx. 133.0 sq. metres (1431.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(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.



Kenway, Rainham

Guide Price £550,000

- GUIDE PRICE £550,000 - £575,000
- FOUR / FIVE BEDROOM SEMI DETACHED HOUSE
- EPC RATING C & COUNCIL TAX BAND E
- DOUBLE STOREY SIDE EXTENSION
- SINGLE STOREY REAR EXTENSION
- EXCELLENT CONDITION THROUGHOUT
- 23' x 17' DOUBLE RECEPTION ROOM
- ADDITIONAL RECEPTION ROOM/POTENTIAL FIFTH BEDROOM
- CONTEMPORARY RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; double glazed windows to front, carpet tiled flooring, built-in storage cupboard, second front entrance via hardwood door opening into:

Entrance Hall

3.40m x 1.79m (11' 2" x 5' 10") Vertical radiator, fixed obscure window to front, touch-close understairs storage cupboards, hardwood flooring, stairs to first floor.

Double Reception Room (L-Shaped)

7.63m x 3.48m (25' 0" x 11' 5") Double glazed bay windows to front, feature fireplace, double glazed windows to rear, three radiators, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

Kitchen

4.97m x 3.40m (16' 4" x 11' 2") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, integrated fridge, integrated freezer, Integrated washing machine and dishwasher, tiled splashbacks, vertical radiator, Karndean flooring.

Ground Floor WC

Obscure double glazed windows to side, low level flush WC, hand wash basin with tiled splashback set on a base unit, chrome hand towel radiator, Karndean flooring.

Reception Room Two / Potential Fifth Bedroom

3.40m x 2.92m (11' 2" x 9' 7") Double glazed windows to front, vertical radiator, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.72m x 3.31m (15' 6" x 10' 10") (Max) Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Ensuite Shower Room

3.31m x 1.92m (10' 10" x 6' 4") Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, double hand wash basin set on drawer units, shower cubicle, chrome hand towel radiator, tiled walls, laminate flooring.

Bedroom Two

3.71m x 3.24m (12' 2" x 10' 8") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

4.97m x 3.24m (16' 4" x 10' 8") Double glazed windows to rear, built-in storage cupboards, radiator, fitted carpet.

Bedroom Four

2.03m x 1.98m (6' 8" x 6' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Inset spotlights to ceiling, obscure double glazed windows to rear, low level flush WC, panelled bath, shower, hand wash basin set on a range of base units on a laminate surface, chrome hand towel radiator, tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 34' x 31' Part paved and part laid to lawn, brick shed, access to front via timber gate, detached garage to rear.

Garage

5.4m x 2.76m (17' 9" x 9' 1") Power and lighting, electric roller door to front, door to side (from garden).

Front Exterior

Paved giving off street parking.