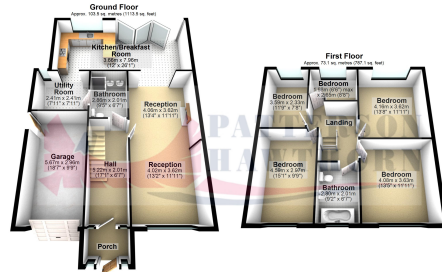



Total area: approx. 176.6 sq. metres (1800.6 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Parsonage Road, Rainham

Guide Price £850,000

- GUIDE PRICE £850,000 - £875,000
- FIVE BEDROOM DETACHED HOUSE
- EXTENDED & REFURBISHED THROUGHOUT
- EXCEPTIONAL SPECIFICATION & IMMACULATLY PRESENTED
- SITUATED ON A PLOT OF 0.19 ACRES WITH OVER 1900 SQUARE FEET OF LIVING SPACE
- 27' DOUBLE RECEPTION ROOM
- 26' KITCHEN/DINER WITH LANTERN SKYLIGHT, QUARTZ WORKTOPS & BI-FOLDING DOORS







## GROUND FLOOR

### Front Entrance

Via uPVC door opening into porch; double glazed windows to front, laminate flooring, second front entrance via uPVC door opening into:

### Entrance Hall

Obscure double glazed windows to front, radiator, under stairs storage cupboard, laminate flooring, stairs to first floor.

### Ground Floor Shower Room

2.87m x 2.48m (9' 5" x 8' 2") Inset spotlights to ceiling, low level flush WC, double hand wash basin set on drawer units, hand towel radiator, rainfall shower, quartz tiled walls and flooring.

### Double Reception Room

8.34m x 3.63m (27' 4" x 11' 11") Double glazed windows to front, two radiators, feature fireplace, laminate flooring.

### Kitchen / Diner

8.0m x 3.67m (26' 3" x 12' 0") Lantern skylight window to ceiling, inset spotlights to ceiling, a range of integrated handled matching wall and base units, quartz work surfaces, inset sink and drainer with extendable mixer tap, two integrated ovens, five ring gas hob, extractor hood, integrated dishwasher, space and plumbing for American style fridge freezer, breakfast bar area, quartz splash backs, two vertical radiators, uPVC framed bi-folding doors to rear opening to rear garden, porcelain tiled flooring.

### Utility Room

2.44m x 2.41m (8' 0" x 7' 11") 2.41 Double glazed windows to front, a range of matching wall and base units, quartz work surface, space and plumbing for washing machine, space for tumble dryer, tiled splash back, tiled flooring.



## FIRST FLOOR

### Landing

Loft hatch to ceiling, fitted carpet.

### Bedroom One

4.11m x 3.64m (13' 6" x 11' 11") Double glazed windows to rear, radiator, fitted carpet.

### Bedroom Two

4.09m x 3.64m (13' 5" x 11' 11") Double glazed windows to front, radiator, fitted carpet.

### Bedroom Three

4.6m x 3.0m (15' 1" x 9' 10") Double glazed windows to front, radiator, fitted carpet.

### Bedroom Four

2.89m x 2.4m (9' 6" x 7' 10") Double glazed windows to rear, radiator, fitted carpet.

### Bedroom Five

2.66m x 1.98m (8' 9" x 6' 6") (Max) Double glazed windows to rear, radiator, fitted carpet.

### Bathroom

2.81m x 1.96m (9' 3" x 6' 5") Inset spotlights to ceiling, obscure double glazed windows to front, modern freestanding back-to-wall bath with shower attachment, low level flush WC, hand wash basin set on drawer units, hand towel radiator, part quartz tiled walls, quartz tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 160' Immediate porcelain patio, remainder mostly laid to lawn, hardstanding base to centre, swimming pool to rear, timber shed to rear, access to front via timber gate.

### Front Exterior

Resin bound driveway giving off street parking for multiple cars.

### Integral Garage

5.11m x 3.07m (16' 9" x 10' 1") Up and over door to front, power and lighting.

