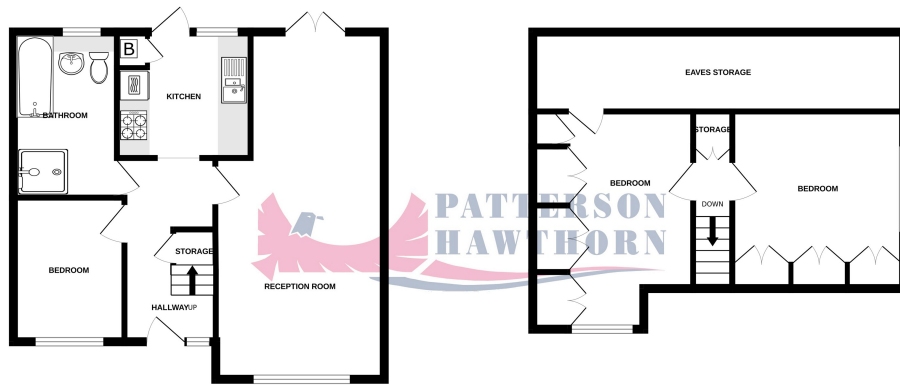


GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 Metropix 12024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	61	
(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.



Warwick Road, Rainham

£475,000

- THREE BEDROOM SEMI DETACHED CHALET HOUSE
- 17' SIDE PLOT
- PLANNING APPROVED FOR SIDE & DORMER EXTENSIONS (ref: DO523.23)
- PLANS ALREADY DRAWN
- GOOD CONDITION THROUGHOUT
- 22' RECEPTION ROOM
- 14' MAIN BEDROOM
- GROUND FLOOR 4 PIECE BATHROOM
- OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Obscure double glazed windows to front, radiator, fitted carpet, under stairs storage cupboard housing metres and fuse box, stairs to first floor.

Reception Room

7.0m x 3.4m (23' 0" x 11' 2") > 2.7m (8' 10") Double glazed windows to front, two radiators, fitted carpet, uPVC framed double doors to rear opening to rear garden.

Kitchen

2.7m x 2.39m (8' 10" x 7' 10") Double glazed window to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset butler-style sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, integrated dishwasher, tiled splash backs, radiator, tiled flooring, uPVC door to rear opening to rear garden.



Bedroom Three

2.91m x 2.24m (9' 7" x 7' 4") Double glazed windows to front, radiator, fitted carpet.

Bathroom

3.34m x 2.09m (10' 11" x 6' 10") Obscure double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, shower cubicle, hand towel radiator, part tiled walls, nonslip vinyl flooring.

FIRST FLOOR

Landing

Built in storage cupboard, fitted carpet.

Bedroom One

3.57m x 3.45m (11' 9" x 11' 4") Double glazed windows to side, radiator, fitted wardrobes and vanity unit, fitted carpet.

Bedroom Two

4.39m x 3.25m (14' 5" x 10' 8") Double glazed windows to front, radiator, fitted wardrobes and over-bed units, storage space in eaves, fitted carpet.

EXTERIOR

Rear Garden

Approximately 43' wide including 17' side plot. Part paved part laid to lawn with access to front via timber gate.

Garage

6.1m x 3.76m (20' 0" x 12' 4").

Front Exterior

Part paved part laid to decorative pebbles, hard standing driveway in front of garage giving off street parking.