GROUND FLOOR
764 sq.ft. (70.9 sq.m.) approx.

RECEPTION ROOM

KITCHEN/DINER

RECEPTION ROOM

HALLWAY

PATTERSON HAWTHORN

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

BATHROOM

WARDROBE BEDROOM

DOWN DOWN STORAGE

WARDROBE BEDROOM BEDROOM

BEDROOM
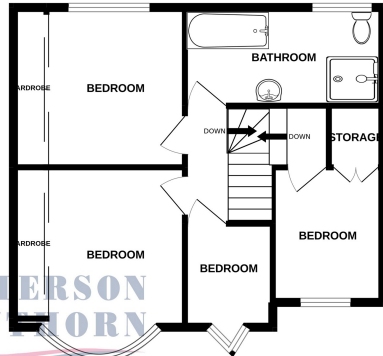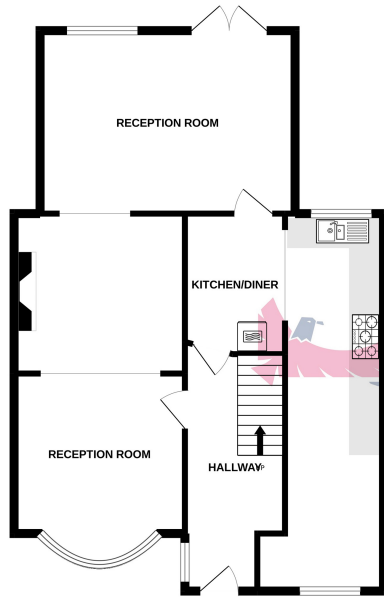
TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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 Metropix ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(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

PATTERSON HAWTHORN

01708 500 000

Rainham@pattersonhawthorn.co.uk

Penerley Road, Rainham

Guide Price £525,000

- FOUR BEDROOMS FAMILY HOME

- DOUBLE SIDE & SINGLE REAR EXTENSIONS

- 24' KITCHEN / DINER

- REAR GARDEN IN EXCESS OF 60' WITH DETACHED BRICK OUTBUILDING

- OFF STREET PARKING - NO ONWARD CHAIN

- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS

- APPROX 0.7 MILES TO RAINHAM C2C STATION

See our full selection of properties online at www.pattersonhawthorn.com

GROUND FLOOR

Front Entrance
Via UPVC door opening into:

Hallway
Double glazed window to side, under-stairs storage space, radiator, fitted carpet, stairs to first floor.

Reception Room One
6.56m x 3.42m (21' 6" x 11' 3") Double glazed bay windows to front, radiator, feature exposed brick chimney breast, fitted carpet.

Reception Room Two
5.1m x 3.66m (16' 9" x 12' 0") Double glazed windows to rear, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen / Diner (L-Shaped)
7.55m x 3.96m (24' 9" x 13' 0") Double glazed windows to front and rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, five ringed gas hob, extractor hood, space and plumbing for washing machine, space for American style fridge freezer, integrated double oven, two radiators, tiled splash backs, tiled flooring.

FIRST FLOOR

Landing
Loft hatch to ceiling with integral pull-down ladder, fitted carpet.

Bedroom One
3.43m x 3.22m (11' 3" x 10' 7") Into fitted wardrobes, double glazed bay windows to front, radiator, fitted wardrobes with sliding mirror doors, fitted carpet,

Bedroom Two
3.43m x 3.21m (11' 3" x 10' 6") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, laminate flooring.

Bedroom Three
2.96m x 2.7m (9' 9" x 8' 10") Double glazed windows to front, radiator, fitted wardrobe, laminate flooring.

Bedroom Four
2.07m x 1.76m (6' 9" x 5' 9") Double glazed windows to front, laminate flooring.

Bathroom
3.95m x 1.97m (13' 0" x 6' 6") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, bath, shower cubicle, tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden
Approximately 56' to front of outbuilding, immediate raised patio, raised patio area to rear, raised flowerbed border, reminder laid to lawn.

Detached Brick Outbuilding
Room One; 3.52m x 3.05m (11' 7" x 10' 0") Aluminum framed door to front, power and lighting, room two; 2.59m x 2.5m (8' 6" x 8' 2") Double glazed windows to front.

Front Exterior
Fully paved giving off street parking for three vehicles.