


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.



## South Hall Drive, Rainham

**£460,000**

- FOUR BEDROOM TERRACED HOUSE
- DORMER LOFT EXTENSION
- VERY HIGH SPECIFICATION
- MODERN CONTEMPORARY INTERIOR DESIGN
- TWO RECEPTIONS
- GROUND FLOOR WC
- FIRST FLOOR FAMILY BATHROOM
- NEW ENSUITE SHOWER ROOM TO BEDROOM ONE
- KITCHENETTE AREA TO BEDROOM ONE





## GROUND FLOOR

### Front Entrance

Via hardwood door opening into:

### Entrance Hall

Obscure double glazed windows to front, radiator, hardwood flooring, stairs to first floor (with understairs storage cupboard) additional-built-in storage base units and feature wall timber panelling.

### Reception Room One

4.0m (Into bay) x 3.36m (13' 1" x 11' 0") Double glazed bay windows to front, radiator, feature fireplace, hardwood flooring.

### Reception Room Two (Open Plan from Reception One)

3.52m x 3.07m (11' 7" x 10' 1") uPVC framed double glazed double doors to rear opening to rear garden, radiator, hardwood flooring.

### Kitchen / Diner

5.28m x 2.52m (17' 4" x 8' 3") Inset spotlights to ceiling, double glazed window to rear, a range of matching wall and base units, hardwood worksurfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for dishwasher, space for freestanding freezer, tiled splashbacks, tiled flooring.

### Ground Floor WC

1.21m x 0.9m (4' 0" x 2' 11") Inset spotlights to ceiling. corner hand wash basin with mosaic tile splashback, low-level flush WC, built-in storage with space and plumbing for washing machine, tiled flooring.

## FIRST FLOOR

### Landing

Inset spotlights to ceiling, hardwood flooring, stairs to second floor.



### Bedroom Two

4.13m (Into bay) x 3.35m (13' 7" x 11' 0") Double glazed bay windows to front, radiator, fitted wardrobes feature wall timber panelling, built in shelving, hardwood flooring.

### Bedroom Three

3.54m x 3.26m (11' 7" x 10' 8") Double glazed windows to rear, radiator, fitted wardrobes, built-in shelving, feature timber panelling, hardwood flooring.

### Bedroom Four

2.55m x 1.82m (8' 4" x 6' 0") Double glazed windows to front, radiator, fitted shelving units, hardwood flooring.

### Bathroom

1.94m x 1.7m (6' 4" x 5' 7") Inset spotlights to ceiling, obscure double glazed window to rear, low level flush WC, hand wash basin, tiled bath with shower attachment, built-in storage cupboard, chrome hand towel radiator, part tiled walls, contemporary tiled flooring.

## SECOND FLOOR

### Landing

Fitted carpet.

### Bedroom One and Kitchenette Area

5.88m x 4.31m (19' 3" x 14' 2") (Max) Bedroom area; skylight windows with blackout blinds to front ceiling, radiator, built-in storage cupboards and fitted wardrobes, storage in eaves, fitted carpet. Kitchenette area; inset spotlights to ceiling, double glazed windows to rear, hardwood worksurfaces, inset sink and drainer with mixer tap, space and plumbing for two washing machines, space for fridge, a range of drawer units, one base unit, one wall unit, tiled splashbacks, radiator, tile effect vinyl flooring.

### Ensuite Shower Room

2.22m x 1.84m (7' 3" x 6' 0") Inset spotlights to ceiling, obscure double glazed window to rear, low level flush WC, hand wash basin set on drawer unit, feature wall timber panelling, chrome hand towel radiator, part tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 38' Immediate raised decking area with timber pergola, remainder laid to decorative pebbles with bush borders, access to rear via timber gate.

### Detached Outbuilding (Currently used as Gym)

4.81m x 2.84m (15' 9" x 9' 4") Power and lighting.

### Front Exterior

Paved front garden with decorative pebbles, bush and plant borders, on street parking to front.