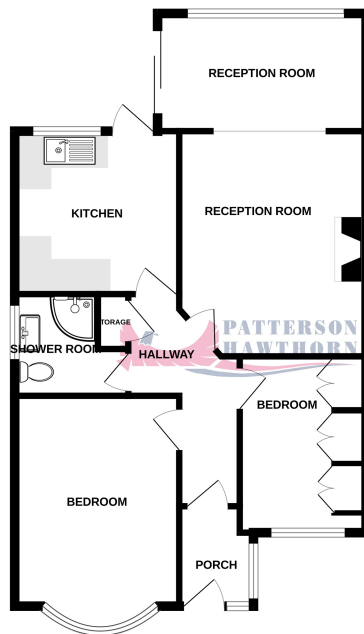


GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Rainham@pattersonhawthorn.co.uk



Lakefields Close, Rainham

£400,000

- TWO BEDROOMS SEMI DETACHED BUNGALOW
- RE-FITTED KITCHEN & SHOWER ROOM
- GARAGE & PARKING TO REAR
- HIGHLY SOUGHT AFTER ROAD IN FAVOURED NORTH RAINHAM
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; opaque double glazed windows to front and side, tiled flooring, second front entrance via hardwood door opening into:

Hallway

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, ceiling level storage cupboard housing electricity meter and fuse box, airing cupboard housing gas meter, radiator, tiled flooring.

Reception Room One

4.23m x 3.52m (13' 11" x 11' 7") Feature gas fireplace, radiator, fitted carpet.

Reception Room Two (Open plan from Reception Room One)

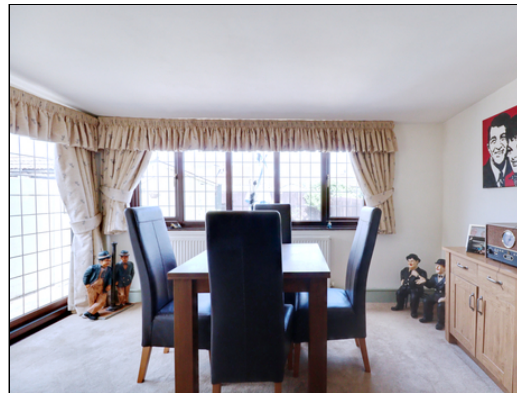
3.93m x 2.19m (12' 11" x 7' 2") Double glazed windows to rear, radiator, fitted carpet, uPVC framed sliding door to side opening to rear garden.

Bedroom One

3.93m x 3.11m (12' 11" x 10' 2") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.31m x 2.37m (10' 10" x 7' 9") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.



Shower Room

2.14m x 1.62m (7' 0" x 5' 4") x 1.91m (6' 3") Opaque double glazed windows to side, low level flush WC, hand wash basin inset within a range of drawer and base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

Kitchen

3.06m x 3.1m (10' 0" x 10' 2") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for large cooker, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, radiator, tiled flooring, uPVC framed door to rear opening to rear garden.

EXTERIOR

Rear Garden

Approximately 40' Immediate hard standing raised patio area, remainder laid to lawn, timber shed to rear.

Garage

5.94m x 2.55m (19' 6" x 8' 4") Power and lighting, metal up and over door to front, timber door to rear.

Front Exterior

Laid to lawn front garden, paved pathway, hard standing shared driveway to side, off street parking in front of garage to rear.