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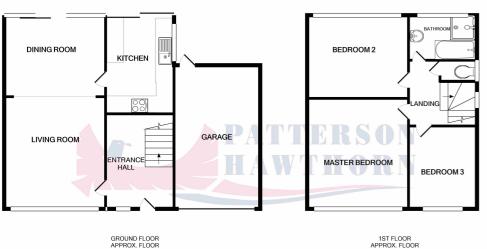
Berkeley Drive, Hornchurch Offers in Excess of £375,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- ATTACHED GARAGE
- SOME MODERNISATION REQUIRED
- 0.5 MILES TO UPMINSTER STATION
- OFF STREET PARKING
- NO ONWARD CHAIN



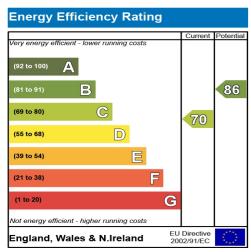


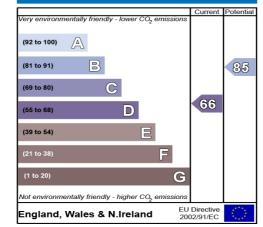
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APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.4 SQ.M). While every etimoly has been made to ensure the accuracy of the floor pan containing the resumment of doors, windows, noone and may other items are approximate an on-containing the sure accuracy of the floor pan 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 guarantes as to their operative or the statement. Second and the second area of the Made with Metropix ©2019





Environmental Impact (CO,) Rating

AREA 464 SQ.FT

(43.1 SQ.M.)

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.



GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Opaque double glazed windows to front, radiator, fitted carpet, stairs to first floor.

Double Reception Room

 $7.04m \times 3.68m (23' 1" \times 12' 1")$ Double glazed windows to front, two radiators, double glazed windows to rear, sliding patio doors to rear opening to garden, fitted carpet.

Kitchen

3.62m x 2.51m (11' 11" x 8' 3") Double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, space for fridge, integrated microwave, integrated oven, four ringed electric hob, extractor hood, tiled splash backs, tile effect vinyl flooring, sliding patio doors to rear opening to garden.

N.B Vendor advises all white goods are to remain.



FIRST FLOOR

Landing

Loft hatch to ceiling opening to part boarded loft, fitted carpet.

Bedroom One

4.0m x 3.69m (13' 1" x 12' 1") Double glazed windows to front, fitted wardrobes and drawer unit, radiator, fitted carpet.

Bedroom Two

3.68m x 2.89m (12' 1" x 9' 6") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.1m x 2.57m (10' 2" x 8' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Comprising shower cubicle, panelled bath, hand wash basin, opaque double glazed windows to rear, heated towel rail, tiled splash backs, tile effect vinyl flooring.

Separate WC

Opaque double glazed window to side, low level flush WC, tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 34ft x 30ft - Immediate patio area, remainder laid to lawn, two timber sheds, brick built shed housing boiler.

Garage

With power and up and over door.

Front Exterior

Fully paved giving off street parking for multiple vehicles.