



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Parsonage Road, Rainham

£465,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EPC RATING D / COUNCIL TAX BAND D
- FULLY REFURBISHED THROUGHOUT
- EXTENDED/CONVERTED GARAGE GIVING 23' MAIN RECEPTION
- ADDITIONAL SECOND RECEPTION ROOM
- 155' REAR GARDEN (APPROX)
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- OFF STREET PARKING



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 composite door opening into porch, obscure double glazed windows to front and side, porcelain tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Understairs storage cupboard, built-in storage cupboard, laminate flooring, stairs to first floor.

Reception Room One

7.17m x 2.82m (23' 6" x 9' 3") Two skylight windows to ceiling, double glazed windows with interior shutter blinds to front, two vertical radiators, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Reception Room Two

4.16m x 3.3m (13' 8" x 10' 10") Double glazed bay windows to front, radiator, high gloss laminate flooring, uPVC framed double doors to rear opening into:

Kitchen / Diner (L-Shaped)

3.7m x 3.64m (12' 2" x 11' 11") Double glazed windows to rear, a range of integrated handled matching wall and base units, hardwood work surfaces, inset butler-style sink and drainer with extendable mixer tap, integrated oven, integrated microwave,



integrated coffee machine, integrated fridge and freezer, space and plumbing for washing machine, tiled walls, breakfast bar area, laminate flooring, uPVC single door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

4.34m x 2.7m (14' 3" x 8' 10") Double glazed bay windows to front, radiator, feature fireplace, fitted carpet.

Bedroom Two

3.66m x 2.7m (12' 0" x 8' 10") (Max) Double glazed windows to rear, radiator, feature fireplace, built-in storage cupboards, fitted carpet.



Shower Room

1.68m x 1.53m (5' 6" x 5' 0") Double glazed window to rear, low-level flush WC, shower cubicle, circular hand wash basin set on hardwood surface over drawer units, uPVC panelled walls, laminate flooring.

Rear Garden

Approximately 155' Immediate composite decking area and artificial grass area, remainder laid to lawn, access to front via timber gate.



Front Entrance

Fully paved giving off street parking.