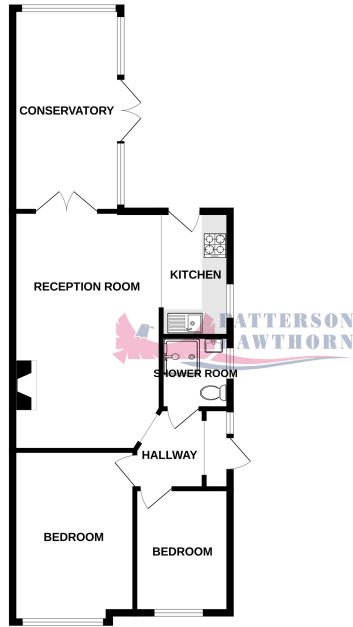


GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 5/2022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



South Hall Drive, Rainham

Guide Price £415,000

- GUIDE PRICE £415,000-£425,000
- TWO BEDROOMS SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- RE-FITTED KITCHEN & SHOWER ROOM
- GATED OFF STREET PARKING
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.9 MILES TO RAINHAM C2C STATION



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



GROUND FLOOR

Side Entrance

Via uPVC door opening into storm porch with tiled flooring.

Hallway

Base level storage cupboard housing gas meter, hardwood flooring.

Reception Room

5.58m x 3.64m (18' 4" x 11' 11") Two radiators, feature fireplace, hardwood flooring, uPVC framed double doors to rear opening into:

Conservatory

4.97m x 2.65m (16' 4" x 8' 8") Double glazed windows throughout, electric heater, laminate flooring, uPVC framed double doors to side opening to rear garden.

Kitchen

3.06m x 2.72m (10' 0" x 8' 11") > 1.69m (5' 7") Double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, integrated dishwasher, four ring gas hob, extractor hood, integrated oven, tiled splash backs, hardwood flooring, uPVC framed door to rear opening to rear garden.



Bedroom One

4.2m x 2.97m (13' 9" x 9' 9") Double glazed windows to front, radiator, hardwood flooring.

Bedroom Two

3.03m x 2.35m (9' 11" x 7' 9") Double glazed windows to front, radiator, fitted wardrobe and over-bed units, hardwood flooring.

Bathroom

1.77m x 1.67m (5' 10" x 5' 6") Opaque double glazed window to side, low-level flush WC, floating hand wash basin, rainfall shower cubicle, chrome hand towel radiator, tiled walls, mosaic tiled flooring.

EXTERIOR

Rear Garden

Approximately 37' x 26' Mostly paved with inset flowerbeds, raised decking area to side with a large plastic shed, access to front via metal gate.

Front Exterior

Paved giving gated off street parking, flowerbed border and gated side shared paved driveway giving access to rear.

