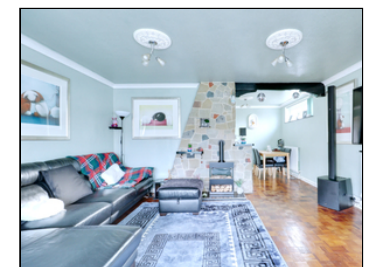


Parsonage Road, Rainham

Offer in Excess of £525,000

- FOUR BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- 70' REAR GARDEN & 60' FRONTAGE (APPROX)
- 20' DOUBLE RECEPTION ROOM
- 15' MODERN CONSERVATORY WITH UPVC INSULATED CEILING
- GROUND FLOOR BATHROOM / WC
- FIRST FLOOR SHOWER ROOM / WC
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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	

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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall One

Built in storage cupboards, tiled flooring, hardwood door to rear opening to rear garden, access to garage, second front entrance via hardwood door opening into:

Entrance Hall Two

Radiator, tiled flooring, built in storage cupboard, stairs to first floor.

Kitchen / Diner

3.7m x 3.66m (12' 2" x 12' 0") Double glazed windows to front, a range of matching base units, laminate works surfaces, one and a half bowl butler-style sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, space for cooker, space for American-style freestanding fridge freezer, radiator, boiler to front, tiled splashback, tiled flooring.

Conservatory

4.57m x 2.98m (15' 0" x 9' 9") Double glazed windows throughout, uPVC insulated ceiling, laminate flooring, electric heater, uPVC framed double glazed double doors opening to rear garden.

Ground Floor Bathroom

2.5m x 1.66m (8' 2" x 5' 5") Obscure double glazed windows to side, panelled bath with shower attachment, separate electric shower, low-level flush WC, hand wash basin set on base units, tiled walls, radiator, tiled flooring.



FIRST FLOOR

Landing

Via split-level stairs, double glazed windows to front, loft hatch to ceiling.

Bedroom One

3.64m x 2.87m (11' 11" x 9' 5") Into fitted wardrobe, double glazed windows to front, radiator, ceiling level over-bed units, fitted wardrobes with sliding mirror doors, fitted carpet.

Bedroom Two

3.65m x 2.42m (12' 0" x 7' 11") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.47m x 2.1m (11' 5" x 6' 11") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

2.72m x 2.4m (8' 11" x 7' 10") Double glazed window to side, radiator, fitted carpet.



Shower Room

2.21m x 1.18m (7' 3" x 3' 10") Obscure double glazed windows to side, hand wash basin, shower cubicle, radiator, tiled walls, laminate flooring.

Separate WC

1.63m x 0.79m (5' 4" x 2' 7") Obscure double glazed windows to side, corner hand wash basin with tiled splashbacks, low-level flush WC, laminate flooring.

EXTERIOR

Rear Garden

Approximately 70' Immediate decking area, remainder to lawn, brick shed to rear, access to rear via timber gate.



Garage

4.95m x 2.4m (16' 3" x 7' 10") Metal and up and over door to front, power, lighting and plumbing, door to rear.

Front Exterior

Mostly laid to decorative pebbles and part paved

