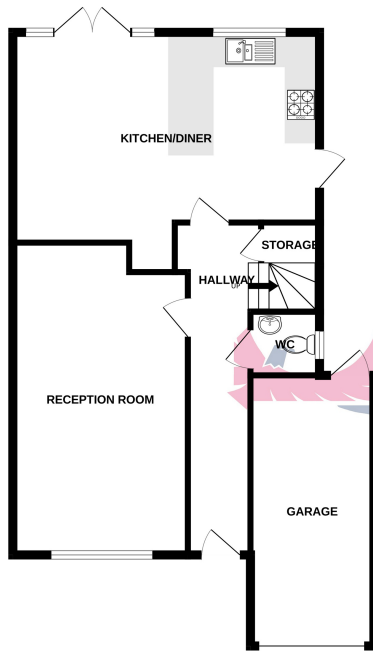
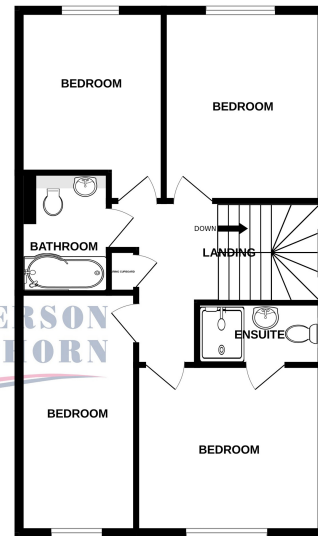


GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.2 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. Made with Metropix 4/2022

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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



## Abbey Wood Lane, Rainham £600,000

- FOUR DOUBLE BEDROOMS SEMI DETACHED HOUSE
- 20' MAIN RECEPTION ROOM & RE-FITTED 20' KITCHEN/DINER
- GROUND FLOOR WC, FIRST FLOOR BATHROOM & ENSUITE TO BED ONE
- ATTACHED GARAGE
- OFF STREET PARKING FOR FOUR CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)





## GROUND FLOOR

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Under-stairs storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

6.19m x 3.48m (20' 4" x 11' 5") Double glazed windows to front, radiator, feature gas fireplace, fitted carpet.

### **Kitchen / Diner**

6.09m x 4.17m (20' 0" x 13' 8") > 3.76 m (12' 4"). kitchen area: Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, breakfast bar area, tiled splash backs, hardwood door to side opening to side and rear garden, laminate flooring.  
Dining area: radiator, laminate flooring, double glazed windows with integral blinds, uPVC framed double doors with integral blinds opening to rear garden.

### **Ground Floor WC**

1.37m x 1.26m (4' 6" x 4' 2") Opaque double glazed window to side, low level flush WC, hand wash basin, part tiled walls, radiator, tiled flooring,



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, opaque double glazed windows to side, radiator, double glazed windows to side, airing cupboard.

### **Ensuite Shower Room**

2.48m x 1.24m (8' 2" x 4' 1") Inset spotlights to ceiling, opaque double glazed window to side, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled walls, mosaic tiled flooring.

### **Bedroom Two**

3.79m x 3.14m (12' 5" x 10' 4") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

3.22m x 2.87m (10' 7" x 9' 5") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Four**

4.88m x 2.32m (16' 0" x 7' 7") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.38m x 1.65m (7' 10" x 5' 5") Inset spotlights to ceiling, P-shaped panelled bath with shower attachment, separate shower, low level flush WC, hand wash basin with laminate surface and inset within base units, chrome hand towel radiator, tiled walls, tiled flooring.

## EXTERIOR

### **Rear Garden**

Approximately 196' Immediate raised hard standing wrap-around path, remainder laid to lawn, flowerbed borders, timber shed to rear.

### **Attached Garage**

5.34m x 2.45m (17' 6" x 8' 0") Up and over electric door to front, power and lighting space and plumbing for washing machine, hardwood door to rear.

### **Front Garden**

Hard standing giving off street parking for four cars with a laid to lawn front garden.