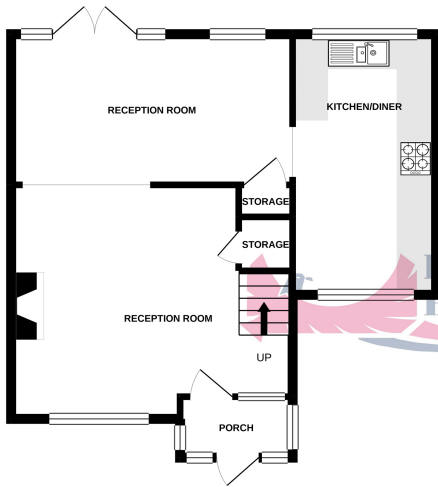
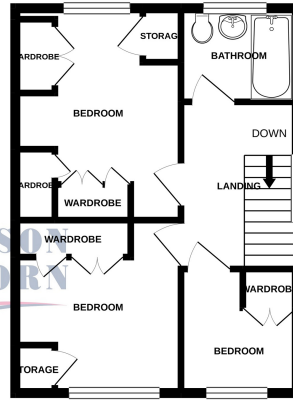


GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.




TOTAL FLOOR AREA: 898 sq.ft. (83.5 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 speciality or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Palmerston Road, Rainham

Guide Price £425,000

- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOMS SEMI DETACHED HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- EXTENDED TO SIDE
- TWO 16' RECEPTION ROOMS & 15' MODERN KITCHEN/DINER
- LARGE DETACHED GARAGE / WORKSHOP WITH POWER & LIGHTING
- OFF STREET PARKING
- QUIET CUL-DE-SAC IN FAVOURED NORTH RAINHAM
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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 opening into porch, opaque double glazed windows to front and sides, fitted carpet, second front entrance via hardwood door opening into:

Reception Room One

5.08m x 4.22m (16' 8" x 13' 10") Double glazed windows to front, two radiators, feature gas fireplace, under-stairs storage cupboard, fitted carpet, stairs to first floor.

Reception Room Two

5.08m x 2.72m (16' 8" x 8' 11") Double glazed windows to front, radiator, built in storage cupboard, fitted carpet, uPVC framed double doors to rear opening to rear garden.

Kitchen / Diner

4.7m x 2.6m (15' 5" x 8' 6") Double glazed windows to front and rear, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, space for tumble dryer, tiled splash backs, radiator, wood grain effect vinyl flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, opaque double glazed windows to side, fitted carpet.



Bedroom One

3.81m x 3.0m (12' 6" x 9' 10") Double glazed windows to rear, radiator, built in storage cupboard, fitted wardrobes and over-bed units, fitted carpet,

Bedroom Two

3.18m x 3.0m Double glazed windows to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

Bedroom Three

2.25m x 2.0m (7' 5" x 6' 7") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.



Bathroom

1.97m x 1.68m (6' 6" x 5' 6") Inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath with shower attachment, separate shower, low level flush WC, hand wash basin, tiled walls, radiator, wood grain effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 11.46m x 9.85m (37' 7" x 32' 4") Immediate wrap-around patio, raised brick-built flowerbed borders, small patio to rear, paved path to centre leading to rear, remainder laid to lawn, access to rear garden via metal gate.

Detached Garage To Rear (Currently used as Workshop)

Power and lighting.

Front Exterior

Fully paved giving off street parking.

