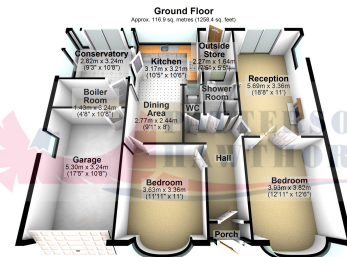



Total area: approx. 116.9 sq. metres (1256.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

## New Road, Rainham

£450,000

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- EPC RATING E & COUNCIL TAX BAND C
- APPROX 1258 SQUARE FEET OF LIVING SPACE
- 18' RECEPTION ROOM
- 19' KITCHEN/DINER
- 22' INTEGRAL GARAGE WITH POTENTIAL TO CONVERT
- 60' REAR GARDEN & ADDITIONAL FRONT GARDEN
- OFF STREET PARKING





## **GROUND FLOOR**

### **Front Entrance**

Via aluminium framed double glazed single door opening into porch; carpet tiled flooring, double glazed windows to front, second front entrance via hardwood door opening into:

### **Entrance Hall**

Exposed timber beams to ceiling, built in storage cupboard, access to accommodation, base-level storage unit housing electricity meter and fuse box, obscure windows to front, vinyl flooring.

### **Reception Room**

5.69m x 3.36m (18' 8" x 11' 0"). Double glazed windows to rear and side, feature exposed brick fireplace, radiator, laminate flooring, hardwood framed double doors to front opening into bedroom one, uPVC framed double glazed French doors to rear opening to rear garden.

### **Bedroom One**

3.93m x 3.82m (12' 11" x 12' 6"). Double glazed bay window to front, double glazed window to side with security bars, two radiators, laminate flooring.

### **Bedroom Two**

3.63m x 3.36m (11' 11" x 11' 0"). Double glazed bay windows to front, fitted wardrobes and over-bed units, fitted drawers, radiator, laminate flooring.



### **Kitchen / Diner**

5.94m x 3.21m > 2.44m (19' 6" x 10' 6" > 8' 0"). Double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, freestanding cooker, washing machine, extractor hood, tiled splashbacks, radiator, vinyl tiled flooring, built-in storage cupboard, aluminium framed double glazed single door to side opening into:

### **Conservatory**

3.24m x 2.82m (10' 8" x 9' 3"). Double glazed windows throughout, corrugated plastic roof/ceiling, radiator, vinyl flooring, aluminium framed sliding double glazed door to rear opening to rear garden, access to:

### **Integral Garage (Divided by Stud Wall)**

6.73m x 3.24m (22' 1" x 10' 8"). Up and over door to front, power and lighting.



### **Shower Room**

Window to rear, hand wash basin, shower cubicle, hand towel radiator, towel rails, tiled walls, carpet tiled flooring.



### **Separate WC**

Obscure window to rear, low level flush WC, vinyl tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 60'. Immediate patio, remainder laid to lawn, pond, various tree borders, access to front via timber gate.



### **Front Exterior**

Laid to lawn front garden, paved driveway in front of garage giving off street parking for two cars.