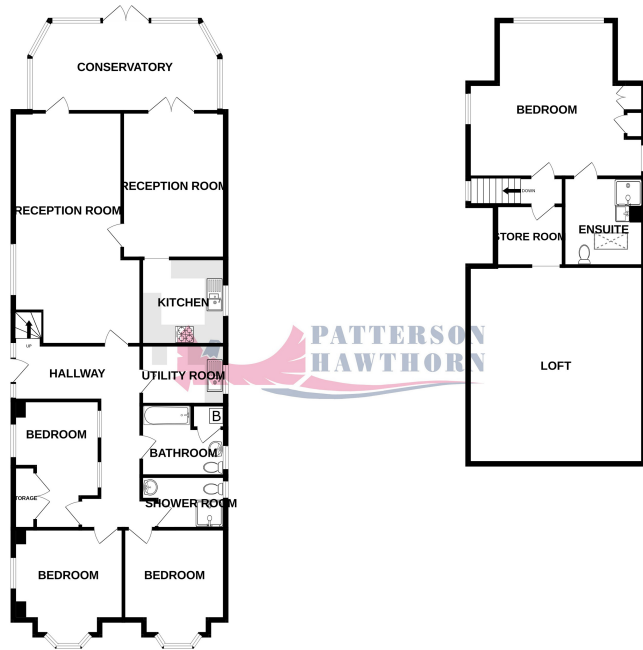


GROUND FLOOR
1474 sq. ft. (136.9 sq.m.) approx.

1ST FLOOR
842 sq. ft. (78.3 sq.m.) approx.



**PATTERSON
HAWTHORN**

TOTAL FLOOR AREA: 2316 sq. ft. (215.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of above, window, 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 is given as to their operability or efficiency can be given.
Made with Metreplan 10/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(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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01708 500 000

Rainham@pattersonhawthorn.co.uk



Parsonage Road, Rainham

£650,000

- FOUR DOUBLE BEDROOMS DETACHED CHALET BUNGALOW
- LARGE PLOT WITH 55' FRONT & REAR GARDENS
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- 21' LOFT SPACE WITH POTENTIAL TO EXTEND
- SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25



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GROUND FLOOR

Side Entrance

Via composite door opening into:

Hallway

Opaque double glazed windows to side, inset spotlights to ceiling, radiator, part tiled, part carpeted flooring, stairs to first floor.

Reception Room One

7.58m x 3.48m (24' 10" x 11' 5") Double glazed windows to side, feature fireplace, two radiators, fitted carpet, uPVC framed double doors to rear open into:

Conservatory

6.13m x 2.9m (20' 1" x 9' 6") Double glazed windows throughout, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden, uPVC framed double doors to front opening into:

Reception Room Two

4.71m x 3.25m (15' 5" x 10' 8") Inset spotlights to ceiling, radiator, fitted carpet.

Kitchen

2.56m x 2.46m (8' 5" x 8' 1") Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated dishwasher, integrated fridge, tiled walls, tiled flooring.

Utility Room

2.56m x 1.85m (8' 5" x 6' 1") Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space and plumbing for washing machine, radiator, tiled walls, tiled flooring.



Bathroom

2.65m x 2.23m (8' 8" x 7' 4") Inset spotlights to ceiling, opaque double glazed windows to side, bath with shower, low level flush WC, hand wash basin inset within base units, built-in storage cupboard housing boiler, radiator, tiled walls, tiled flooring.

Separate WC / Shower Room

2.65m x 1.62m (8' 8" x 5' 4") Inset spotlights to ceiling, opaque double glazed windows to side, low level flush WC, hand wash basin, shower cubicle, tiled walls, radiator, tiled flooring.

Bedroom Two

4.11m x 3.2m (13' 6" x 10' 6") Double glazed windows to side, storage cupboard, radiator, fitted carpet.

Bedroom Three

3.65m x 3.36m (12' 0" x 11' 0") Double glazed bay windows to front, double glazed windows to side, radiator, fitted carpet.

Bedroom Four

3.37m x 3.25m (11' 1" x 10' 8") Double glazed bay windows to front, radiator, fitted carpet.

FIRST FLOOR

Landing

Inset spotlights to ceiling, opaque double glazed window to side, fitted carpet.

Storage Room

2.12m x 1.9m (6' 11" x 6' 3")

Loft Room

Approximately 21' Fully boarded with lighting.

Bedroom One

5.66m x 5.05m (18' 7" x 16' 7") Inset spotlights to ceiling, double glazed windows to rear & sides, fitted wardrobes, storage in front eaves, radiator, fitted carpet.

Ensuite Shower Room

2.87m x 2.39m (9' 5" x 7' 10") Inset spotlights to ceiling, skylight window, low-level flush WC, hand wash basin, Inset within a range of base units, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 55' Immediate wrap-around patio, remainder laid to lawn, access to front via electric metal gate.

Front Garden

Approximately 55' Fully paved with raised laid to lawn area to front, brick wall and metal gate surround.

