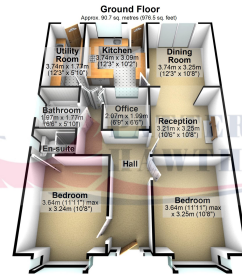


Total area: approx. 90.7 sq. metres (976.5 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 sq. feet)




Upminster Road North, Rainham

£500,000

- EXTENDED TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- PLOT SIZE APPROX. 0.15 ACRES
- TWO RECEPTION ROOMS
- OFFICE/STUDY & UTILITY ROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- ADDITIONAL BATHROOM
- WELL MAINTAINED 90' REAR GARDEN & DETACHED GARAGE
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING)
- EPC RATING D & COUNCIL TAX BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, loft hatch to ceiling, laminate flooring, access to:

Bedroom One

4.23m (Into bay) x 3.25m (13' 11" x 10' 8") Double glazed bay windows to front, radiator, fitted wardrobes, laminate flooring, access to:

Ensuite Shower Room

1.76m x 1.15m (5' 9" x 3' 9") Obscure double glazed windows to side, low level flush WC, hand wash basin set on base units, shower cubicle, chrome hand towel radiator, vinyl flooring.

Bedroom Two

4.23m (Into bay) x 3.25m (13' 11" x 10' 8") Double glazed bay windows to front, radiator, fitted wardrobes, fitted shelving unit and fitted drawers, laminate flooring.

Central Lobby Area (L-Shaped)

3.31m x 3.15m (10' 10" x 10' 4") Laminate flooring, access to accommodation.

Reception Room One

3.3m x 3.3m (10' 10" x 10' 10") Double glazed windows to side, feature electric fireplace, radiator, fitted carpet.



Reception Room Two (Open Plan from Reception One)

3.76m x 3.35m (12' 4" x 11' 0") Double glazed windows and French doors to rear opening to rear garden, radiator, fitted carpet.

Kitchen

3.74m x 3.06m (12' 3" x 10' 0") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, space for large cooker, extractor hood, space for freestanding fridge freezer, tiled splashbacks, radiator, tiled flooring.



Utility Room

3.75m x 1.88m (12' 4" x 6' 2") Boiler, a range of matching wall and base units. laminate worksurfaces, inset single sink and drainer, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled flooring, uPVC single door to rear opening to rear garden.

Office / Study

2.05m x 2.04m (6' 9" x 6' 8") Obscure windows to front and rear, laminate flooring.



Bathroom

1.98m x 1.75m (6' 6" x 5' 9") Obscure double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower attachment, radiator, separate hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 90' Immediate patio, remainder laid to lawn with flowered borders, timber shed to rear, greenhouse, access to front via double timber gates, car access to garage.

Detached Garage

5.7m x 2.76m (18' 8" x 9' 1") Power and lighting, windows and single door to side, up and over door to front.



Front Exterior

Fully paved giving off street parking for multiple cars, feature raised brick flowerbed border to front.