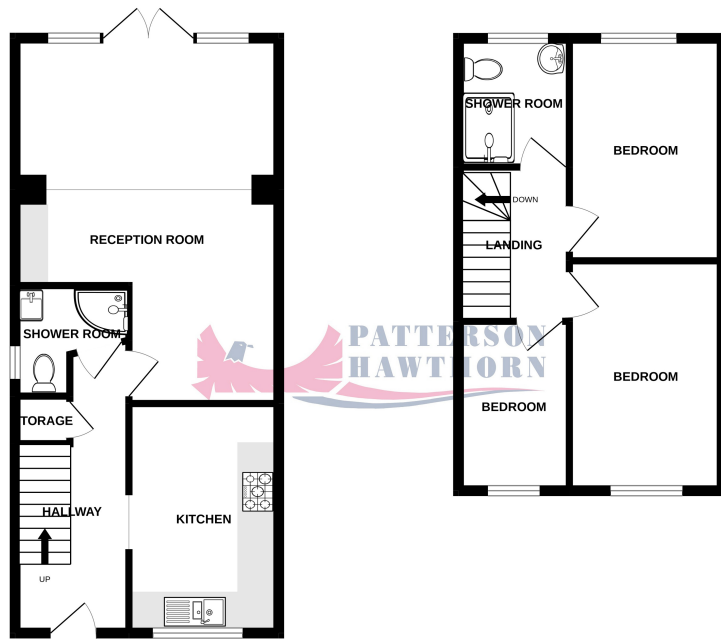


GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA- 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other areas 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 Metrage 10/22

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>	83	83
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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## Stanley Road South, Rainham

Guide Price £450,000

- GUIDE PRICE £450,000 - £475,000
- 2012 BUILD THREE BEDROOMS SEMI DETACHED HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- 21' DOUBLE RECEPTION ROOM WITH BUILT IN OFFICE AREA
- REAR GARDEN IN EXCESS OF 80'
- GROUND FLOOR WC /SHOWER ROOM & FIRST FLOOR FAMILY SHOWER ROOM
- 12' MODERN KITCHEN WITH INTEGRATED APPLIANCES & SIX RING GAS HOB
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER CHERRY TREE LOCATION CLOSE TO SHOPS.



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

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

### **Reception Room**

6.61m x 4.44m (21' 8" x 14' 7") Double glazed windows to rear, radiator, built-in desk unit, eye-level and shelving units, laminate flooring, uPVC framed double doors to rear opening to rear garden.

### **Ground Floor Shower Room**

Opaque double glazed windows to side, low level flush WC, hand wash basin inset within a base unit, rainfall shower cubicle, radiator, tiled flooring.

### **Kitchen**

3.81m x 2.5m (12' 6" x 8' 2") Double glazed windows to front, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink with mixer tap, integrated oven, six ringed gas hob, extractor hood, integrated fridge freezer, space and plumbing for washing machine, integrated dishwasher, breakfast bar, tiled splash backs, radiator, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, opaque double glazed windows to side, fitted carpet.

### **Bedroom One**

3.83m x 2.56m (12' 7" x 8' 5") Double glazed windows to front, radiator, fitted wardrobes and over bed eye-level units, fitted drawer and shelving units, radiator, laminate flooring.

### **Bedroom Two**

3.7m x 2.55m (12' 2" x 8' 4") Double glazed windows to rear, radiator, fitted wardrobes, desk unit and eye-level units, radiator fitted carpet

### **Bedroom Three**

2.83m x 1.75m (9' 3" x 5' 9") Double glazed windows to front, radiator, laminate flooring.

### **Shower Room**

2.15m x 1.76m (7' 1" x 5' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base unit, rainfall shower cubicle, part tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 88' Immediate wrap-around patio, paved pathway to side leading to rear, decorative stone border, raised decking area to rear, timber shed to front, access to front via timber gate.

### **Front Exterior**

Fully paved giving off street parking for two vehicles.