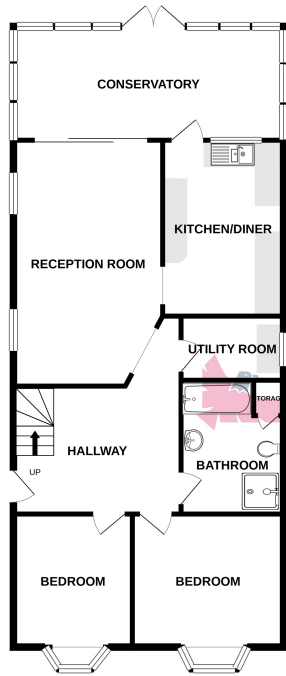
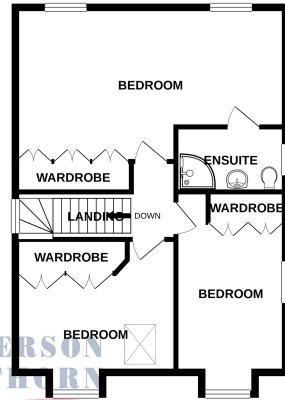


GROUND FLOOR  
1052 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1678 sq.ft. (155.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operability or efficiency can be given. Made with Metropix (2021)

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>		<b>82</b>
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>	<b>62</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	

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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



## Hubert Road, Rainham

£550,000

- FIVE BEDROOMS DETACHED HOUSE
- BOASTING OVER 1,600 SQUARE FEET OF LIVING SPACE
- RE-FITTED GROUND FLOOR 4 PIECE BATHROOM & FIRST FLOOR ENSUITE SHOWER ROOM
- OVER 80' WELL MAINTAINED REAR GARDEN
- POTENTIAL TO EXTEND STPP
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25
- OFF STREET PARKING FOR THREE CARS



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

3.98m x 3.21m (13' 1" x 10' 6") Double glazed windows to side, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

5.89m x 3.55m (19' 4" x 11' 8") Two opaque double glazed windows to side, radiator, laminate flooring, uPVC framed sliding doors to rear opening into:

### **Conservatory**

6.49m x 2.73m (21' 4" x 8' 11") Double glazed windows throughout, two radiators, tile effect vinyl flooring, uPVC framed double doors to rear opening to rear garden.

### **Kitchen / Diner**

4.22m x 2.9m (13' 10" x 9' 6") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for dishwasher, space for fridge, space for freestanding fridge freezer, tiled splash backs, radiator, tile effect vinyl flooring.

### **Utility Room**

2.45m x 1.54m (8' 0" x 5' 1") Opaque double glazed windows to side, laminate work surface, space and plumbing for washing machine, space for tumble dryer, radiator, wood grain effect vinyl flooring.



### **Bathroom**

3.21m x 2.41m (10' 6" x 7' 11") Inset spotlights to ceiling, opaque double glazed windows to side, panelled bath with shower attachment, low level flush WC, hand wash basin inset within base units, shower cubicle, built-in storage cupboard, tiled walls, radiator, tiled flooring.

### **Ground Floor Bedroom One**

3.67m x 3.19m (12' 0" x 10' 6") Double glazed bay windows to front, radiator, laminate flooring.

### **Ground Floor Bedroom Two**

3.23m x 2.75m (10' 7" x 9' 0") Double glazed bay windows to front, radiator, laminate flooring.

## **FIRST FLOOR**

### **Landing**

Double glazed windows to side, fitted carpet.

### **First Floor Bedroom One**

6.56m x 4.43m (21' 6" x 14' 6") > 2.88m (9' 5") Inset spotlights to ceiling, Double glazed windows to rear, two radiators, fitted wardrobes, fitted carpet.

### **Ensuite Shower Room**

2.63m x 1.43m (8' 8" x 4' 8") Opaque double glazed windows to side, inset spotlights to ceiling, low level flush WC, hand wash basin, shower cubicle, tiled splash backs, chrome hand towel radiator, tiled flooring.

### **First Floor Bedroom Two**

5.34m > 4.63m (17' 6" > 15' 2") x 2.56m (8' 5") Inset spotlights to ceiling, loft hatch to ceiling, double glazed windows to front and side, fitted wardrobes, radiator, fitted carpet,

### **First Floor Bedroom Three**

3.82m x 3.81m (12' 6" x 12' 6") > 3.15m (10' 4") Double glazed windows to front, skylight window to front, fitted wardrobes, radiator, fitted carpet.



## **EXTERIOR**

### **Rear Garden**

Approximately 84ft Immediate patio area, three timber sheds to rear, remainder laid to lawn, access to front via double timber gates on one side and single timber gate on other.

### **Front Exterior**

Paved giving off street parking for three vehicles.

