


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Parsonage Road, Rainham

£600,000

- EXTENDED THREE BEDROOM DETACHED CHALET BUNGALOW
- SPANNING OVER 2,290 SQUARE FEET
- IMMACULATELY PRESENTED THROUGHOUT
- 26' DOUBLE RECEPTION ROOM
- 28' ENTRANCE HALL / POTENTIAL RECEPTION
- 22' CENTRAL HEATED CONSERVATORY
- GROUND FLOOR SHOWER ROOM
- MODERN RE-FITTED KITCHEN
- INTEGRAL GARAGE WITH POTENTIAL TO CONVERT



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 composite door opening into:

Porch

3.48m x 1.89m (11' 5" x 6' 2") Double glazed windows to front, inset spotlights to ceiling, vertical radiator, tiled flooring, access to garage.

Entrance Hall / Potential Reception

8.73m x 3.3m (28' 8" x 10' 10") (Max) Double glazed windows to front and side, understairs storage cupboard, two radiators, laminate flooring, stairs to first floor.

Double Reception Room

8.0m x 3.59m (26' 3" x 11' 9") Obscure double glazed windows to side, feature integral gas fireplace, two radiators, fitted carpet, double glazed window and uPVC framed double glazed sliding door to rear opening into:

Conservatory

6.84m x 2.8m (22' 5" x 9' 2") Corrugated plastic roof, double glazed windows throughout, radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

3.85m x 3.28m (12' 8" x 10' 9") Spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, quartz work surfaces, inset butler-style sink and drainer with mixer tap, space for large cooker with seven gas burners, extractor hood, space and plumbing for washing machine and dishwasher, space and plumbing for American-style fridge freezer, built-in storage cupboard housing boiler, breakfast bar area, radiator, tiled splashbacks, tiled flooring.



Ground Floor Shower Room

3.31m x 1.81m (10' 10" x 5' 11") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on drawer units, integral rainfall shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

Bedroom One

4.56m x 3.6m (15' 0" x 11' 10") Double glazed windows to side, radiator, laminate flooring.

Integral Garage

5.38m x 2.76m (17' 8" x 9' 1") Modern LED lighting, electric roller door to front, two obscure double glazed porthole windows to sides, internal heavy duty fire door and additional hardwood door opening into porch.

FIRST FLOOR

Landing

Two skylight windows to side, inset spotlights to ceiling, fitted carpet.

Bedroom Two

7.28m (Into fitted wardrobes) > 3.63m (23' 11" > 11' 11") x 4.61m > 2.22m (15' 1" x 7' 3") Skylight windows with blackout blinds to both sides, storage in eaves, two radiators, fitted carpet.

Bedroom Three

4.57m x 4.11m (Into fitted wardrobes) (15' 0" x 13' 6") Inset spotlights to ceiling, skylight windows with blackout blinds to both sides, fitted wardrobes and drawers, radiator, storage in eaves, fitted carpet.

Four Piece Bathroom ('Jack & Jill' - accessed via Bedrooms Two and Three)

4.5m x 2.21m (14' 9" x 7' 3") Inset spotlights to ceiling, skylight window with blackout blind to side, tiled bath, hand wash basin with waterfall mixer tap, set on a range of base and drawer units, integral shower cubicle, low level flush WC, two radiators with heated towel rails, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 115' Immediate wrap-around paved area with access to front via metal gate, raised paved area, remainder mostly laid to lawn.

Detached Brick Outbuilding

5.02m x 3.89m (16' 6" x 12' 9") Lantern skylight window to ceiling, double glazed windows and double doors to front (with mirrored film), power and lighting, laminate flooring.

Front Exterior

Fully paved giving off street parking for up to six cars.