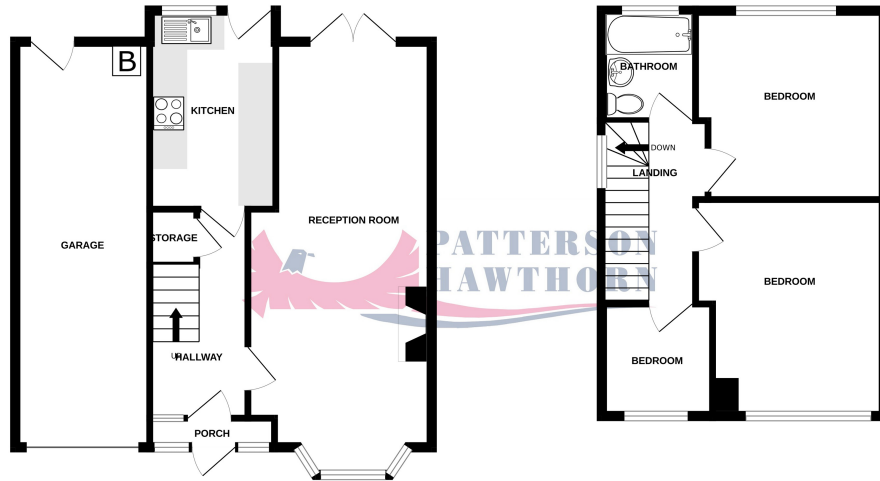


GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.


1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 10/2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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	



Lakeside, Rainham

£450,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- 23' ATTACHED GARAGE WITH POTENTIAL TO CONVERT
- OPEN FIELD VIEWS TO REAR
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS



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 uPVC door opening into porch, double glazed windows to front, tiled flooring, second front entrance via uPVC door opening into:

Hallway

Opaque double glazed window to front, radiator, under-stairs storage cupboard housing electricity meter and fuse box, laminate flooring, stairs to first floor.

Reception Room

7.16m x 3.24m (23' 6" x 10' 8") > 2.75m (9' 0") Double glazed bay windows to front, two radiators, feature fireplace, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.5m x 2.22m (11' 6" x 7' 3") Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset butler-style sink and drainer with mixer tap, integrated double oven with four ring electric hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, vertical radiator, tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

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

Bedroom One

3.71m x 3.05m (12' 2" x 10' 0") Double glazed windows to front, two radiators, spotlights to ceiling and downlights, panelling feature wall, fitted carpet.

Bedroom Two

3.33m x 3.24m (10' 11" x 10' 8") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

1.96m x 1.95m (6' 5" x 6' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.94m x 1.65m (6' 4" x 5' 5") Inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath, rainfall shower, hand wash basin, low-level flush WC, vertical gunmetal grey radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 55' x 24' Immediate raised decking with LED lighting, raised flowerbed borders, raised decking area to rear, remainder laid to lawn.

Attached Garage

7.23m x 2.37m (23' 9" x 7' 9") Power and lighting, electric roller door to front, boiler, hardwood door to rear.

Front Exterior

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