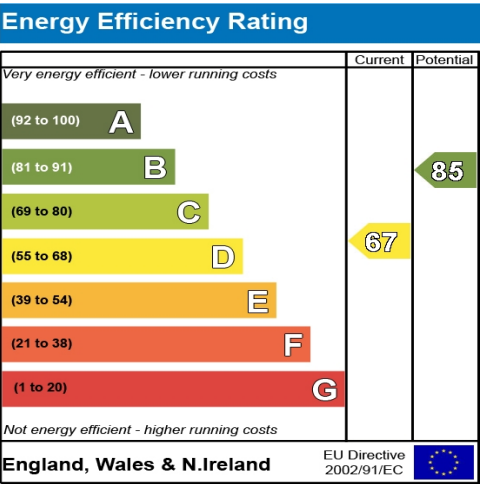


TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst 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.
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Lakeside, Rainham

Guide Price £400,000

- THREE DOUBLE BEDROOMS
- SINGLE REAR & DORMA LOFT EXTENSIONS
- REFURBISHED & MAINTAINED TO AN EXCEPTIONAL STANDARD
- RE-FITTED KITCHEN & BATHROOM
- ORIGINAL 3RD BEDROOM CONVERTED INTO WALK-IN WARDROBE
- OPEN FIELD VIEWS TO REAR
- DETACHED GARDEN OUTBUILDING
- GROUND FLOOR WC
- SOUGHT AFTER TURNING IN EVER POPULAR NORTH RAINHAM



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:

Hallway

Under-stairs storage cupboard housing gas and electricity meters and fuse box, built-in storage cupboards, radiator, laminate flooring, stairs to first floor.

Ground Floor WC

Opaque double glazed window to side, low-level flush WC, hand wash basin inset within a base unit.

Double Reception Room

7.16m x 3.19m (23' 6" x 10' 6") > 2.69m (8' 10") Double glazed bay windows to front, radiator, feature fireplace, laminate flooring.

Kitchen / Diner

4.8m x 4.22m (15' 9" x 13' 10") > 2.73m (8' 11") Two skylight windows to vaulted ceiling, inset spotlights to ceiling, double glazed windows to rear, range of integrated handled matching wall and base units, marble effect laminate work surfaces, one and half bowl inset sink and drainer with brushed chrome mixer tap, five ringed gas hob, extractor hood, two integrated ovens, integrated microwave, integrated dishwasher, space and plumbing for washing machine, space and plumbing for American-style fridge freezer, laminate splash backs, radiator, laminate flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Inset spotlights to ceiling, double glazed windows to side, fitted carpet, stairs to second floor.



Bedroom Two

3.66m x 3.02m (12' 0" x 9' 11") Double glazed windows to front, radiator, fitted carpet.

Walk in Wardrobe

1.95m x 1.6m (6' 5" x 5' 3") Inset motion detector spotlights to ceiling, double glazed windows to front, Built-in clothes rail, laminate flooring.

Bedroom Three

3.38m x 2.97m (11' 1" x 9' 9") > 2.41m (7' 11") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.5m x 1.95m (8' 2" x 6' 5") Inset Motion detector spotlights to ceiling, opaque double glazed windows to rear, panelled bath with shower attachment, low level flush WC, hand wash basin inset within drawer units, rainfall shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.

SECOND FLOOR

Landing

Inset spotlights to ceiling, skylight window to front ceiling, fitted carpet.

Bedroom One

4.68m x 3.66m (15' 4" x 12' 0") > 3.52m (11' 7") Inset spotlights to ceiling, skylight window with integrated blind to front ceiling, double glazed windows to rear, radiator, storage in eaves, built-in storage cupboard housing boiler, fitted carpet.

EXTERIOR

Rear Garden

Approximately 42ft - Immediate patio area, remainder laid to artificial grass, access to open field to rear via timber gate, detached concrete built outbuilding to rear with power and lighting, access to front via timber gate.

Front Exterior

Fully paved giving off street parking.