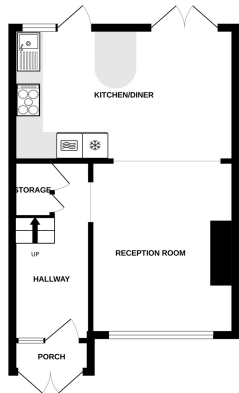
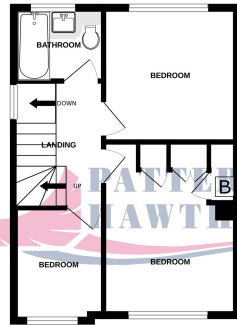


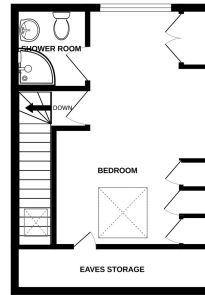
GROUND FLOOR
387 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
379 sq.ft. (95.2 sq.m.) approx.




2ND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



Stoke Road, Rainham

£460,000

- FOUR BEDROOMS SEMI DETACHED HOUSE
- DORMER LOFT EXTENSION
- FULLY REFURBISHED THROUGHOUT
- SECOND FLOOR ENSUITE TO MAIN BEDROOM
- OFF STREET PARKING & GARAGE
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS





GROUND FLOOR

Front Entrance

Via uPVC framed double doors opening into storm porch, tiled flooring, second front entrance via composite door opening into:

Hallway

Opaque double glazed window to front, under stairs storage cupboards, radiator, laminate flooring, stairs to first floor.

Reception Room

4m x 3.27m (13' 1" x 10' 9") Double glazed windows to front, bespoke built media unit and shelving with inset spotlights, radiator, laminate flooring.

Kitchen /Diner

5.05m x 3.02m (16' 7" x 9' 11") Inset spotlights to ceiling throughout, kitchen area; double glazed window to rear, a range of matching wall and base units, oak work surfaces, inset sink and drainer with mixer tap, five ring electric hob, extractor hood, integrated double oven, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled splash back, tiled flooring with underfloor heating, dining area; uPVC framed double doors to rear opening to rear garden, tiled flooring with underfloor heating.

FIRST FLOOR

Landing

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



Bedroom Two

3.93m x 2.95m (12' 11" x 9' 8") Double glazed windows to front, fitted vanity unit with a range of base units, fitted wardrobes, fitted carpet.

Bedroom Three

3.05m x 2.95m (10' 0" x 9' 8") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

2.54m x 2.05m (8' 4" x 6' 9") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.03m x 1.66m (6' 8" x 5' 5") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin set on base units, tiled Jacuzzi bath, integral rainfall shower, hand towel radiator, tiled walls, laminate flooring.

SECOND FLOOR

Landing

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

Bedroom One

5.65m x 3.53m (18' 6" x 11' 7") > 2.75m (9' 0") Skylight window with integral blind to front ceiling, double glazed windows to rear inset spotlights to ceiling, storage in eaves, fitted wardrobes, radiator, fitted carpet.

Ensuite Shower Room

1.82m x 1.65m (6' 0" x 5' 5") Double glazed windows to rear, inset spotlights to ceiling, low-level flush WC, hand wash basin, rainfall shower cubicle, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 38' Mostly paved with artificial grass, centrepiece raised paved area to rear, access to front via metal gate.

Detached Block-Built Outbuilding / Garage

With power.

Front Exterior

Fully paved off street parking.