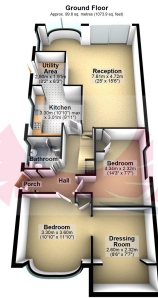


Total area: approx. 154.4 sq. metres (1661.7 sq. feet)



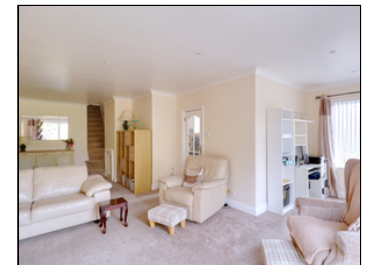
Total area: approx. 154.4 sq. metres (1661.7 sq. feet)




Stanley Road North, Rainham

£525,000

- FOUR DOUBLE BEDROOM DETACHED CHALET BUNGALOW
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- RE-FITTED KITCHEN & GROUND FLOOR BATHROOM
- 27' RECEPTION ROOM
- LARGE DRESSING ROOM/POTENTIAL OFFICE TO BEDROOM ONE
- 100' PRIVATE REAR GARDEN
- MULTI-CAR OFF STREET PARKING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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.



GROUND FLOOR

Front Entrance

Via uPVC door open into storm porch, welcome matt flooring, open access to:

Entrance Hall

Under stairs storage cupboard, additional built-in storage cupboard, radiator, luxury vinyl flooring, stairs to first floor.

Reception Room

8.29m x 5.71m (27' 2" x 18' 9") > 3.63m > 2.95m (11' 11" > 9' 8") Inset spotlights to ceiling throughout, three radiators, double glazed bay windows to rear, double glazed windows to side, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden, stairs to first floor.

Kitchen

5.92m x 3.02m (19' 5" x 9' 11") (Max) Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine & dishwasher, space for tumble dryer, space for freestanding fridge freezer, laminate splash backs, radiator, luxury vinyl flooring, uPVC door to side opening to side garden.

Ground Floor Bedroom One

3.61m x 3.33m (11' 10" x 10' 11") Double glazed bay windows to front, built-in storage cupboards, radiator, fitted carpet.



Dressing Room

3.84m x 2.43m (12' 7" x 8' 0") (Max) Two radiators, fitted clothes rails, fitted carpet.

Ground Floor Bedroom Two

4.08m x 2.45m (13' 5" x 8' 0") > 2.12m (6' 11") Double glazed windows to side, radiator, built-in under stairs storage cupboard, fitted carpet.

Shower Room

Inset spotlights to ceiling, obscure double glazed windows to side, low-level flush WC, hand wash basin on a mosaic tiled surface, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, built-in storage space both sides, fitted carpet.



Bedroom Three

4.46m x 3.32m (14' 8" x 10' 11") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

4.41m x 3.23m (14' 6" x 10' 7") Inset spotlights to ceiling, double glazed window to front, radiator, fitted carpet.



EXTERIOR

Rear Garden

Approximately on 100' (Max) Immediate patio and patio area to rear, remainder laid to lawn, large timber shed to rear, access to front via metal gate.

Front Exterior

Paved giving off street parking for multiple cars.

