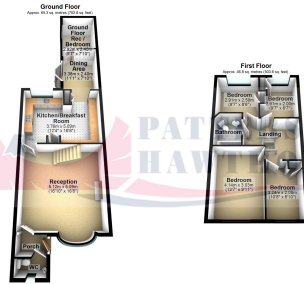


Total area: approx. 112.1 sq. metres (1200.4 sq. feet)



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Chafford Walk, Rainham

£450,000

- FOUR/FIVE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO REAR
- THREE RECEPTIONS OR TWO PLUS GROUND FLOOR BEDROOM
- GROUND FLOOR WC
- 40' LOW MAINTENANCE REAR GARDEN
- COURTYARD FRONT GARDEN
- UNOVERLOOKED, GREEN LAND TO FRONT
- SECLUDED LOCATION IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, A13 & M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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 composite door opening into porch, tiled flooring, access to ground floor WC and reception room.

Reception Room

5.11m x 5.09m (16' 9" x 16' 8") Double glazed bay windows to front, feature exposed-brick fireplace, hardwood flooring, radiator, stairs to first floor.

Ground Floor WC

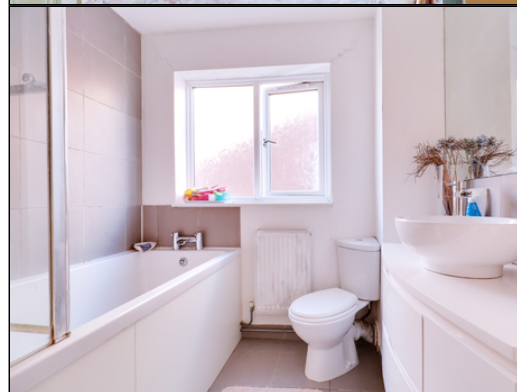
Obscure double glazed windows to side, low-level flush WC, corner hand wash basin with tiled splashbacks, radiator, tiled flooring.

Kitchen / Diner

5.18m x 3.77m (17' 0" x 12' 4") Double glazed bay windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, built-in storage cupboards, tiled splash backs, vinyl flooring, uPVC door to side opening to side with access to front and rear garden.

Dining Room

3.3m x 2.41m (10' 10" x 7' 11") Skylight window to ceiling, inset spotlights to ceiling, built-in storage cupboard, vinyl flooring, radiator, uPVC framed double glazed double doors to side opening to rear garden, access to:



Ground Floor Bedroom Five/ Reception Room

2.92m x 2.41m (9' 7" x 7' 11") Spotlights to ceiling, fitted carpet, double glazed windows to side.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder giving access to part boarded loft, built-in over stairs storage/airing cupboard, fitted carpet.

Bedroom One

4.15m x 3.03m (13' 7" x 9' 11") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

2.6m x 2.6m (8' 6" x 8' 6") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.92m x 1.94m (9' 7" x 6' 4") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Four

2.57m x 2.08m (8' 5" x 6' 10") Double glazed windows to front, radiator, built in storage cupboard, fitted carpet.

Bathroom

1.68m x 1.2m (5' 6" x 3' 11") Double glazed windows to side, low-level flush WC, hand wash basin with waterfall mixer tap set on range of base and drawer units, panelled bath, shower, radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' Fully paved with raised railway sleeper flowerbed borders, large timber shed, access to front and rear via timber gate.

Detached Garage

To Rear.

Front Exterior

Fully paved courtyard front garden and shared courtyard to rear.