

Total area approx. 136.5 sq. metres (1469.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Princes Park, Rainham

£625,000

- GREATLY EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- BOASTING OVER 1460 SQUARE FEET OF LIVING SPACE
- 13' x 8' ENTRANCE HALL WITH PORCELAIN TILED FLOORING -
- 19' KITCHEN/DINER WITH RE-FITTED KITCHEN & LOG BURNER
- 16' RECEPTION & 10' CONSERVATORY
- GROUND FLOOR WC
- ATTACHED GARAGE WITH POTENTIAL TO CONVERT/EXTEND
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- ADDITIONAL FAMILY BATHROOM





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

4.0m x 2.63m (13' 1" x 8' 8") Obscure double glazed windows to front, victorian style feature fireplace, radiator, three built-in storage cupboards, porcelain tiled flooring, uPVC framed door with reinforced glass to rear opening to rear garden, stairs to first floor.

Kitchen / Diner

5.95m x 5.53m (19' 6" x 18' 2") > 4.0m (13' 1") Kitchen area; inset spotlights to tray ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, laminate splash backs, porcelain tiled flooring. Dining area: double glazed windows to front, radiator, log-burner fireplace, porcelain tiled flooring, space and plumbing for American style fridge freezer.

Reception Room

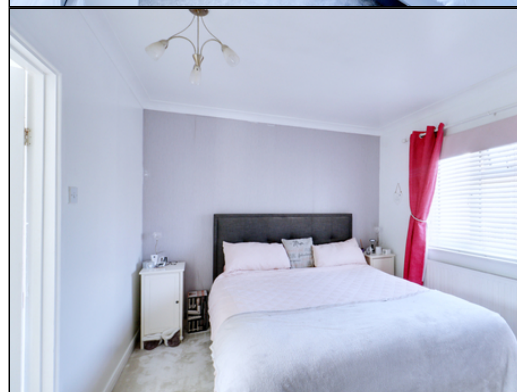
5.03m x 3.7m (16' 6" x 12' 2") Double glazed windows to front, radiator, feature fireplace, fitted carpet, uPVC framed door to rear opening into:

Conservatory

3.25m x 3.20m (10' 8" x 10' 6") Double glazed windows throughout, laminate flooring, uPVC framed door to rear opening to rear garden.

Ground Floor WC

1.18m x 0.84m (3' 10" x 2' 9") Low level flush WC, hand wash basin, part tiled walls, tiled flooring.



FIRST FLOOR

Landing

Obscure double glazed window, fitted carpet.

Bedroom One

3.7m x 3.05m (12' 2" x 10' 0") Double glazed windows to front, radiator, fitted carpet.

Ensuite Shower Room

3.72m x 1.81m (12' 2" x 5' 11") Obscure double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, part tiled walls, chrome hand towel rail, radiator, tiled flooring.

Bedroom Two

3.96m x 3.07m (13' 0" x 10' 1") Loft hatch to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.19m x 3.05m (10' 6" x 10' 0") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

Bedroom Four

2.87m x 2.81m (9' 5" x 9' 3") Double glazed windows to rear, radiator, laminate flooring.

Bathroom

2.72m x 1.87m (8' 11" x 6' 2") (Max) Obscure double glazed windows to rear, inset spotlights to ceiling, panelled bath with shower attachment, low-level flush WC, hand wash basin set on drawer units, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTEIROR

Rear Garden (Unmeasured)

Immediate wrap-around sandstone patio, remainder laid to lawn, bush and plant borders, access to front via timber gate.

Attached Garage

4.7m x 2.9m (15' 5" x 9' 6") Inset spotlights to ceiling, loft space, double glazed windows to rear, up and over door to front, aluminium door to rear.

Front Exterior

Fully paved giving off street parking for multiple cars.