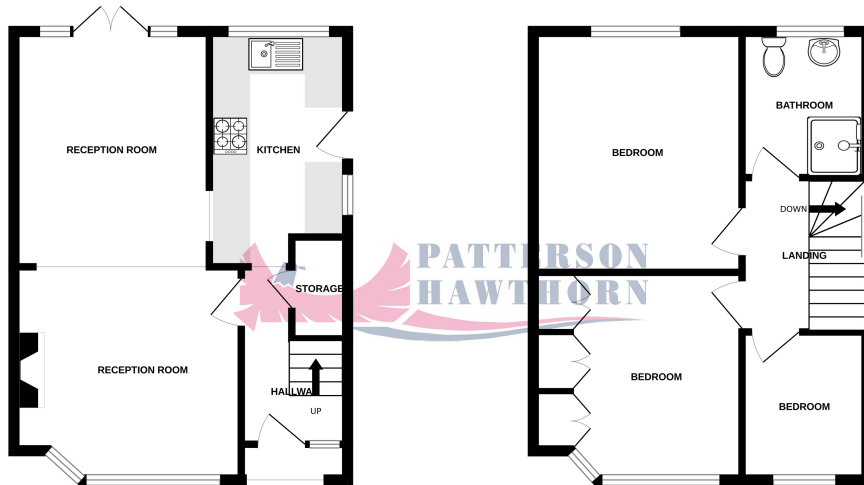


GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.


1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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.  
Made with Metropix 12/2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Lambs Lane South, Rainham

£475,000

- THREE BEDROOMS DETACHED HOUSE
- NO ONWARD CHAIN
- 24' DOUBLE RECEPTION ROOM
- RE-FITTED SHOWER ROOM
- GATED OFF STREET PARKING & DOUBLE GARAGE TO REAR
- 60' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)



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 hardwood door opening into:

### **Entrance Hall**

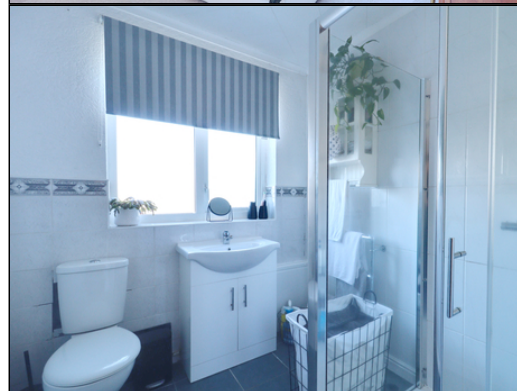
Obscure double glazed windows to front, radiator, fitted carpet, stairs to first floor.

### **Reception Room**

7.5m (into bay) x 3.67m (24' 7" x 12' 0") > 3.14m (10' 4"). Double glazed bay windows to front, feature fireplace, two radiators, fitted carpet, uPVC framed double doors and double glazed windows to rear opening to rear garden.

### **kitchen**

3.8m x 2.23m (12' 6" x 7' 4"). Double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for fridge, space for freezer, tiled splashbacks, tiled flooring, radiator, under stairs storage cupboard, obscure double glazed window to side, uPVC door to side opening to side and rear garden.



## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

### **Bedroom One**

3.89m x 3.37m (12' 9" x 11' 1"). Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.62m x 3.37m (into fitted wardrobe) (11' 11" x 11' 1"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.39m x 2.03m (7' 10" x 6' 8"). Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.35m x 1.97m (7' 9" x 6' 6"). Double glazed windows to rear, low level flush WC, hand wash basin set on base units, rainfall shower cubicle, heated towel rail, tiled walls, tiled flooring.

## EXTERIOR

### **Rear Garden**

Approx. 60'. Part paved, part laid to lawn with raised brick flowerbed borders to one side and bush and plant borders to the other, double metal gates to rear giving gated off street parking & access to double garage, access to front via timber gate.

### **Front Exterior**

Small laid to lawn front garden and hard standing path.