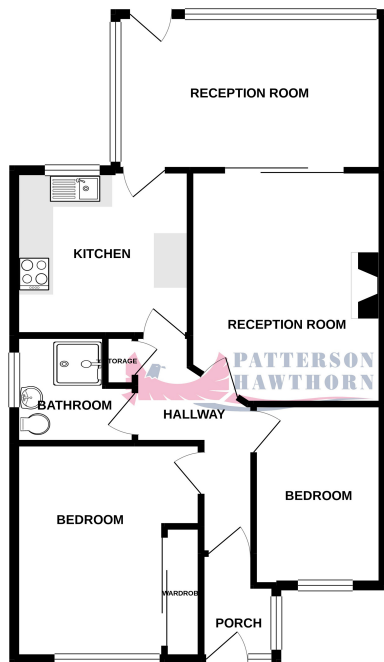


GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 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 illustration 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 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	64	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Lakefields Close, Rainham

£350,000

- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GARAGE & OFF STREET PARKING
- POTENTIAL TO EXTEND STPP
- RARE OPPORTUNITY IN SOUGHT AFTER CUL-DE-SAC
- FAVOURED NORTH RAINHAM AREA



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Porch

Double glazed windows to front and side, laminated flooring, second front entrance via uPVC framed door opening into:

Hallway

Radiator, built-in storage cupboard housing gas meter, small eye level storage unit housing electricity meter and fuse box, carpet tiled flooring.

Bedroom One

3.96m x 3.14m (13' 0" x 10' 4"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.32m x 2.37m (10' 11" x 7' 9"). Double glazed windows to front, radiator, fitted carpet.



Bathroom

Loft hatch to ceiling, opaque double glazed window to side, low-level flush WC, hand wash basin, shower cubicle, part tiled walls, hand towel radiator, vinyl tiled flooring.

Reception Room One

4.28m x 3.53m (14' 1" x 11' 7"). Feature fireplace, radiator, fitted carpet, aluminium framed sliding doors to rear opening into:

Reception Room Two

Inset spotlights to ceiling, double glazed windows to rear and side, built-in storage cupboard, fitted carpet.

Kitchen

3.12m x 3.03m (10' 3" x 9' 11"). Double glazed window to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliance, space for freestanding fridge freezer, tiled splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approx. 36'. Immediate patio area, remainder laid to lawn with various bush and plant borders, timber shed to rear, access to front via timber gate.

Garage

5.48m x 2.71m (18' 0" x 8' 11").

Front Exterior

Laid to lawn, hard standing shared driveway to side leading to rear. Off street parking in front of garage.