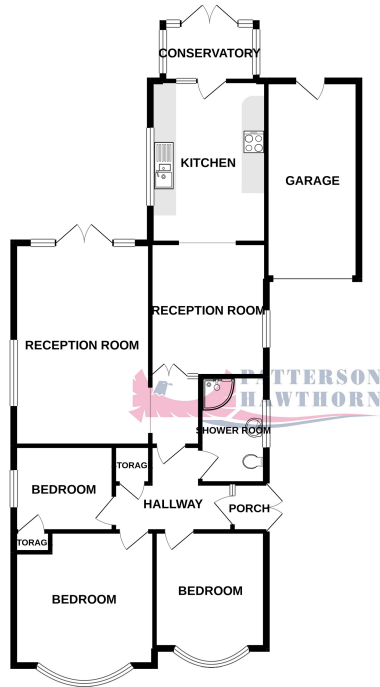


GROUND FLOOR  
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA - 1155 sq.ft. (107.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, 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 (2021)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>78</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	<b>40</b>	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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**01708 500 000**

Rainham@pattersonhawthorn.co.uk



## Briscoe Road, Rainham

**Guide Price £500,000**

- GUIDE PRICE £500,000 - £525,000
- THREE BEDROOMS DETACHED BUNGALOW
- REFURBISHED THROUGHOUT
- RE-FITTED KITCHEN & BATHROOM
- TWO RECEPTION ROOMS & CONSERVATORY
- GARAGE & OFF STREET PARKING FOR MULTIPLE CARS
- POTENTIAL TO EXTEND STPP
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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## **GROUND FLOOR**

### **Front Entrance**

Via double uPVC doors opening into storm porch, second front entrance via composite door opening into:

### **Hallway**

Opaque double glazed window to side, radiator, built-in storage cupboard, fitted carpet

### **Reception Room**

5.45m x 5.1m (17' 11" x 16' 9") Double glazed windows to side and rear, feature fireplace, radiator, fitted carpet, uPVC framed double doors to rear opening to rear garden.

### **Reception Room Two**

3.38m x 3.16m (11' 1" x 10' 4") Double glazed windows to side, radiator, laminate flooring.

### **Kitchen**

4.35m x 3.11m (14' 3" x 10' 2") Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, granite work surfaces, one and half bowl inset sink with granite drainer and mixer tap, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, radiator, granite splash backs, laminate flooring, uPVC framed double doors to rear opening into:

### **Conservatory**

2.5m x 1.54m (8' 2" x 5' 1") Double glazed windows throughout, radiator, black and white tile effect vinyl flooring, uPVC framed double doors to rear opening to rear garden.



### **Bedroom One**

3.77m x 3.6m (12' 4" x 11' 10") Double glazed bay windows to front, radiator, fitted carpet

### **Bedroom Two**

3.14m x 3.03m (10' 4" x 9' 11") Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.66m x 2.3m (8' 9" x 7' 7") Double glazed windows to side, radiator, built-in storage cupboards, fitted carpet.

### **Shower Room**

2.62m x 1.7m (8' 7" x 5' 7") Opaque double glazed windows to side, low level flush WC, hand wash basin inset within base units, shower cubicle, radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 78ft - Immediate wrap-around patio, flowerbed borders, remainder laid to lawn, access to front via timber gate.

### **Garage**

5.31m x 2.48m (17' 5" x 8' 2") Lighting, metal up and over door to front and uPVC door to rear

### **Detached Timber Outbuilding**

3.82m x 2.92m (12' 6" x 9' 7") Double glazed windows and double timber framed doors to front.

### **Front Exterior**

3.82m x 2.92m (12' 6" x 9' 7") Double glazed windows and double timber framed doors to front.