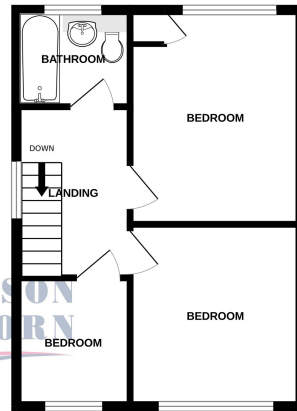
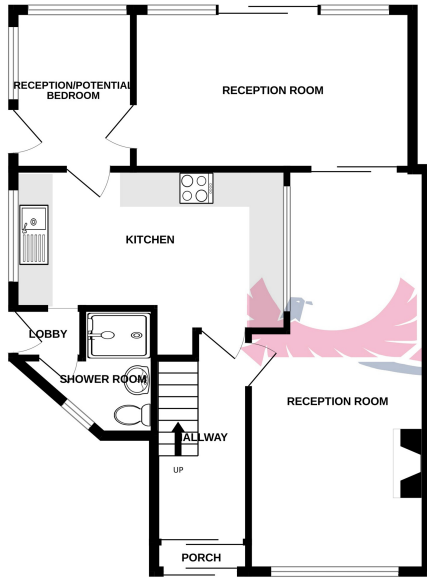


GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(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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Palmerston Road, Rainham

Guide Price £475,000

- GUIDE PRICE £475,000- £500,000
- GREATLY EXTENDED THREE/FOUR BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- SINGLE REAR & SIDE EXTENSIONS
- THREE RECEPTION ROOMS, INCLUDING POTENTIAL FOURTH BEDROOM
- CORNER PLOT WITH 80' WIDE REAR GARDEN
- GARAGE, WORKSHOP & OFF STREET PARKING
- CUL-DE-SAC IN FAVORED NORTH RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS



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GROUND FLOOR

Front Entrance

Via uPVC framed sliding door opening into storm porch, fitted carpet, second front entrance via aluminum framed sliding doors opening into:

Hallway

Under stairs storage cupboard housing gas and electricity meter, radiator, fitted carpet, stairs to first floor.

Reception Room One

7.07m x 3.18m (23' 2" x 10' 5") > 2.45m (8' 0") Double glazed windows to front, feature fireplace, two radiators, fitted carpet, open hatch to kitchen, aluminum framed sliding doors to rear opening into:

Reception Room Two

4.89m x 2.8m (16' 1" x 9' 2") Double uPVC framed sliding doors to rear opening to rear garden, radiator, fitted carpet.

Reception Room Three / Potential Fourth Bedroom

2.78m x 2.11m (9' 1" x 6' 11") Large fixed double glazed window to rear, double glazed windows to side, radiator, fitted carpet, aluminum framed door to side opening to rear garden.

Kitchen

4.62m x 2.44m (15' 2" x 8' 0") Spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, Inset sink and drainer with mixer tap, integrated double oven, integrated microwave, four ring electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, tiled walls, tiled flooring.



Rear Lobby Area

Aluminum framed door to side opening to side and rear garden, fitted carpet.

Ground Floor Shower Room

2.23m x 1.26m (7' 4" x 4' 2") x 1.62m (5' 4") Opaque double glazed window to front, built in storage cupboard, low-level flush WC, hand wash basin inset within a base unit, shower cubicle, radiator, tiled walls, fitted carpet.

FIRST FLOOR

Landing

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

Bedroom One

3.78m x 3.0m (12' 5" x 9' 10") Double glazed windows to rear, radiator, built-in storage cupboard housing water tank, fitted wardrobes.

Bedroom Two

3.19m x 3.0m (10' 6" x 9' 10") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.26m x 2.0m (7' 5" x 6' 7") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.96m x 1.68m (6' 5" x 5' 6") Opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, panelled bath, shower, radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Approximately 80' Immediate raised patio area, remainder laid to lawn, access to rear via timber gate, timber shed, access to front via lockable metal gate.

Garage and Workshop

Front Exterior

Hard standing shared driveway to side, raised brick flowerbed.