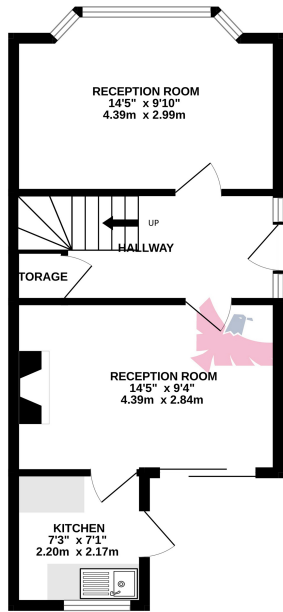
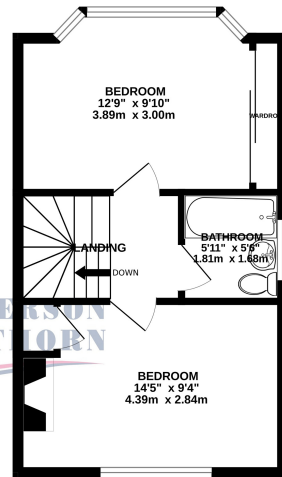


GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, 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 MetreX 02/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.



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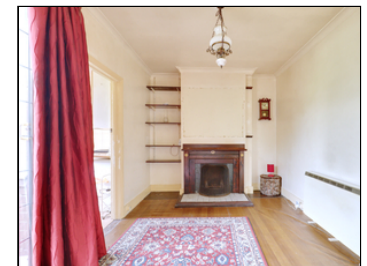
Rainham@pattersonhawthorn.co.uk



Cherry Tree Lane, Rainham

£350,000

- TWO BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 110' REAR GARDEN
- TWO RECEPTION ROOMS
- GREAT OPPORTUNITY TO REFURBISH/MODERNISE
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- POPULAR CHERRY TREE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25



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GROUND FLOOR

Side Entrance

Via hardwood door, opening into:

Entrance Hall

Obscure windows to side, fitted carpet, under stair storage cupboard housing electricity meter and fuse box, stairs to first floor.

Reception Room One

4.39m x 3.02m (into bay) (14' 5" x 9' 11"). Double glazed bay windows to front, electric storage heater, fitted carpet.

Reception Room Two

4.39m x 2.84m (14' 5" x 9' 4"). Feature fireplace, electric storage heater, vinyl flooring, uPVC framed sliding doors to rear opening to rear garden.

Kitchen

2.2m x 2.17m (7' 3" x 7' 1"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink & drainer, space for cooker, space and plumbing for washing machine, space for fridge, space for freezer, tiled walls, vinyl flooring, uPVC door to side opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.39m x 3m (into bay) (14' 5" x 9' 10"). Double glazed bay windows to front, fitted wardrobes with sliding mirror doors, hardwood flooring.

Bedroom Two

4.39m x 2.88m (14' 5" x 9' 5"). Double glazed windows to rear, exposed brick feature fireplace, built-in storage cupboard, hardwood flooring.

Bathroom

1.81m x 1.68m (5' 11" x 5' 6"). Obscure double glazed windows to side, low-level flush WC, panel bath, hand wash basin, shower, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 110'. Immediate wrap around hardstanding patio and path, remainder mostly laid to lawn.

Front Exterior

Part laid to pebbles, part hardstanding driveway giving off street parking.

