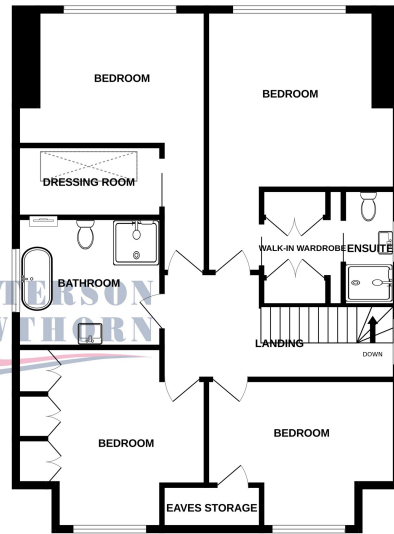
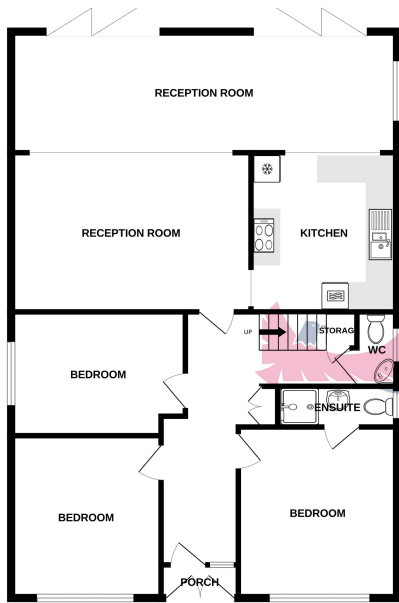


GROUND FLOOR
1144 sq.ft. (106.3 sq.m.) approx.

1ST FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA : 2143 sq.ft. (199.1 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 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	76	
(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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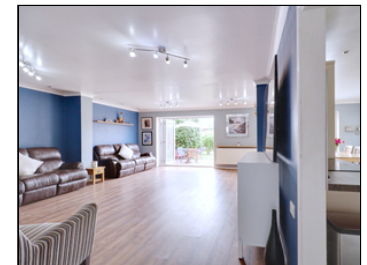
Rainham@pattersonhawthorn.co.uk



Farm Road, Rainham

Guide Price £800,000

- SEVEN DOUBLE BEDROOMS DETACHED HOUSE
- FULL LOFT & REAR EXTENSIONS
- TWO ENSUITE SHOWER ROOMS & GROUND FLOOR WC
- TWO WALK-IN-WARDROBES/DRESSING ROOMS
- FOUR PIECE FAMILY BATHROOM WITH BUILT IN TV
- AIR CONDITIONING UNITS TO ALL FIRST FLOOR BEDROOMS
- GARAGE & OUTBUILDING
- 70' REAR GARDEN
- ONE OF RAINHAM'S MOST SOUGHT AFTER ROADS
- NO ONWARD CHAIN



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GROUND FLOOR

Front Entrance

Via double uPVC doors opening into porch, porcelain tiled flooring, second front entrance via hardwood framed door opening into:

Hallway

Opaque double glazed windows to front, radiator, under-stairs storage cupboard, additional built-in storage cupboard housing fuse box, stairs to first floor, porcelain tiled flooring.

Reception Room (L-Shaped)

8.51m x 6.5m (27' 11" x 21' 4") Inset spotlights and spotlight bars to ceiling, two sets of bi-folding doors to rear, two radiators, double glazed windows to side, laminate flooring.

Kitchen

3.13m x 3.5m (10' 3" x 11' 6") Inset spotlights to ceiling, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, space and plumbing for washing machine, integrated dishwasher, four ring electric hob, integrated fridge freezer, radiator, tiled flooring.

Bedroom One

3.78m x 3.5m (12' 5" x 11' 6") Double glazed windows to front, radiator, fitted carpet.

Ensuite Shower Room

2.63m x 0.9m (8' 8" x 2' 11") Opaque double glazed windows to side, inset spotlights to ceiling, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, mosaic tiled flooring.

Bedroom Two

3.58m x 3.31m (11' 9" x 10' 10") Double glazed windows to front, radiator, porcelain tiled flooring.

Bedroom Three

3.84m x 2.95m (12' 7" x 9' 8") Inset spotlights to ceiling, radiator, porcelain tiled flooring.



Ground Floor

1.64m x 0.82m (5' 5" x 2' 8") Inset spotlights to ceiling, opaque double glazed window to side, corner hand wash basin inset within a base unit, low level flush WC, chrome hand towel radiator, tiled walls, porcelain tiled flooring.

Landing

Loft hatch to ceiling with integral pull-down ladder, fixed opaque double glazed window to side, porcelain tiled flooring.

Bedroom Four

5.8m > 3.0m (19' 0" > 9' 10") x 3.72m (12' 2") Double glazed windows with integral blinds to rear, air-conditioning unit, fitted carpet.

Walk-in Wardrobe / Dressing Room

3.11m x 1.59m (10' 2" x 5' 3") Skylight window to ceiling, fitted wardrobes and built-in drawer units, fitted storage unit, fitted vanity unit, porcelain tiled flooring.

Bedroom Five

5.8m > 3.97m (19' 0" > 13' 0") x 4.2m (13' 9") Double glazed windows with integral blinds to front, air-conditioning unit, fitted carpet.

Walk in Wardrobe / Dressing Room

2.57m x 1.76m (8' 5" x 5' 9") Inset spotlights to ceiling, fitted wardrobes, fitted shelving units, porcelain tiled flooring.

Shower Room

2.54m x 1.18m (8' 4" x 3' 10") Opaque double glazed windows to side, inset spotlights to ceiling, low-level flush WC, hand wash basin inset within a base unit, rainfall shower cubicle, hand towel radiator, tiled walls, porcelain tiled flooring.

Bedroom Six

4.61m x 4.19m (15' 1" x 13' 9") Into fitted wardrobes, double glazed windows with integral blinds to front, air-conditioning unit, fitted wardrobes, fitted carpet.

Bedroom Seven

4.19m x 3.91m (13' 9" x 12' 10") Double glazed windows with integral blinds to front, air-conditioning unit, fitted carpet, storage in eaves.

Bathroom

3.08m x 2.87m (10' 1" x 9' 5") Inset spotlights to ceiling, double glazed windows to side, roll-top bath with shower attachment, hand wash basin inset within drawer units, rainfall shower cubicle, low-level flush WC, chrome hand towel radiator, tiled walls with built-in television, porcelain tiled flooring.

EXTERIOR

Rear Garden

Approximately 70' Immediate patio, remainder laid to lawn, access to front via at double metal gates through hard standing driveway.

Detached Brick Outbuilding

4.85m x 3.63m (15' 11" x 11' 11") Spotlights to ceiling, bi-folding doors, laminate flooring.

Garage (Currently used as a Bar)

3.7m x 2.59m (12' 2" x 8' 6") Metal up and over door to front.

Front Exterior

Fully paved giving off street parking for multiple cars.