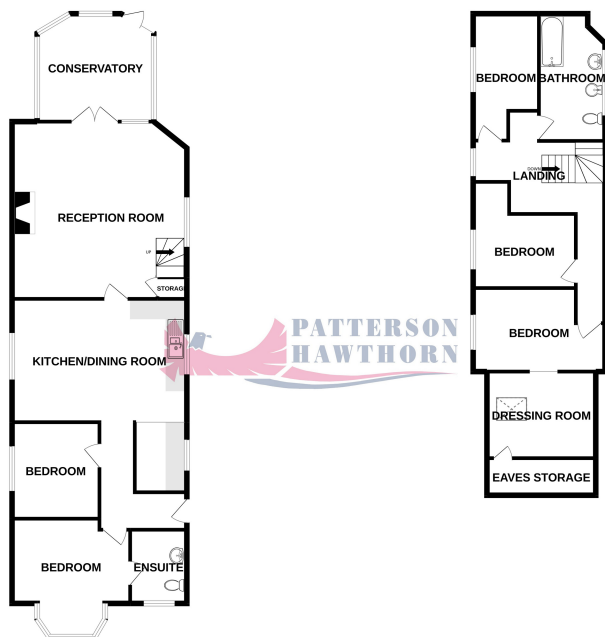


GROUND FLOOR
1009 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



PATTERSON
HAWTHORN

TOTAL FLOOR AREA: 1794 sq.ft. (165.8 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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01708 500 000

Rainham@pattersonhawthorn.co.uk



Briscoe Road, Rainham

£525,000

- FIVE BEDROOMS DETACHED CHALET
- NO ONWARD CHAIN
- MODERNISATION REQUIRED
- TWO RECEPTIONS & CONSERVATORY
- ENSUITE TO GROUND FLOOR BAY FRONTED BEDROOM
- FOUR PIECE FIRST FLOOR BATHROOM
- DETACHED GARAGE & OFF STREET PARKING FOR MULTIPLE CARS
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25



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GROUND FLOOR

Side Entrance

Via uPVC door opening into porch, tiled flooring.

Hallway

Laminate flooring, radiator.

Bedroom One

3.65m x 3.83m (Into bay) (12' 0" x 12' 7"). Double glazed bay windows, radiator, tiled flooring.

Ensuite (potential) Shower Room

2.4m x 1.8m (7' 10" x 5' 11"). Double glazed window to front, low level flush WC, hand wash basin, space and plumbing for shower.

Bedroom Three

3.13m x 2.54m (10' 3" x 8' 4"). Double glazed windows to side, radiator, laminate flooring.

Open Plan Kitchen / Reception Room

5.63m > 1.68m (18' 6" > 5' 6") x 6.27m > 2.4m (20' 7" > 7' 10"). Kitchen area: double glazed windows to side, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, a range of base units, tiled flooring. Reception: double glazed windows to side, inset spotlights to ceiling, feature fireplace, radiator, laminate flooring.

Main Reception Room

5.68m x 5.75m (18' 8" x 18' 10"). Inset spotlights to ceiling, double glazed windows to side and rear, feature exposed brick fireplace, two radiators, under stairs storage cupboard, laminate flooring, stairs to first floor, uPVC framed double doors to rear opening to :



Conservatory

4.12m x 3.76m (13' 6" x 12' 4"). Double glazed windows throughout, uPVC framed door to rear, tiled flooring.

FIRST FLOOR

Landing

Double glazed windows to both sides, radiator.

Bedroom Two

4.38m x 2.71m (14' 4" x 8' 11"). Double glazed windows to side, radiator, laminate flooring.

Dressing Room (Part of Bedroom Two)

3.56m x 2.81m (11' 8" x 9' 3"). Skylight window to side, storage in eaves, radiator, laminate flooring.

Bedroom Four

3.45m > 2.4m (11' 4" > 7' 10") x 2.32m (7' 7"). Double glazed windows to side, radiator, laminate flooring.

Bedroom Five

3.35m > 3.14m (11' 0" > 10' 4") x 2.15m (7' 1"). Double glazed windows to side, radiator, laminate flooring.

First Floor Bathroom

4.1m x 2.14m (13' 5" x 7' 0"). Opaque double glazed windows to side, low level flush WC, hand wash basin, bidet, panelled bath with shower attachment, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 46' (from rear of conservatory). Immediate patio, hard standing & decking areas, remainder laid to lawn, access to front via gated hard standing pathway to side with a width of 2.74m (9' 0").

Detached Garage

5.16m x 2.83m (16' 11" x 9' 3").

Front Exterior

Hard standing driveway with raised flowerbed border, giving off street parking for multiple cars.