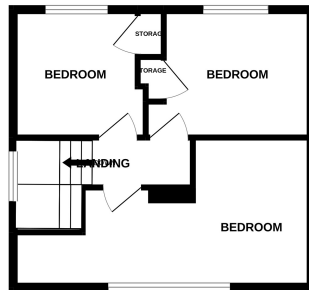
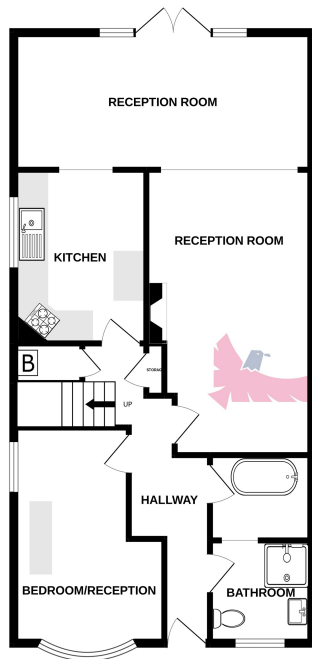


GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



**PATTERSON
HAWTHORN**

TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken by any agent, 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 02022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Abbey Wood Lane, Rainham

Guide Price £525,000

- EXTENDED FOUR BEDROOMS SEMI DETACHED HOUSE
- GROUND FLOOR DOUBLE BEDROOM GIVING POTENTIAL THIRD RECEPTION
- 100' REAR GARDEN WITH IMMEDIATE PRIVATE ACCESS TO BERWICK PONDS
- OFF STREET PARKING FOR UP TO SIX CARS
- 2023 NEW BOILER
- HIGHLY SOUGHT AFTER LOCATION
- EASY ACCESS TO STATION, A13 & M25
- CLOSE TO SCHOOLS, SHOPS & AMENITIES



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via composite door, opening into:

Hallway

Radiator, laminate flooring, under stairs storage cupboard housing boiler, further built in storage cupboard, stairs to first floor.

Reception Room One

5.72m x 3.32m (18' 9" x 10' 11") > 2.86m (9' 5"). Radiator, fireplace with log burner, laminate flooring.

Reception Room Two (open from reception room one)

5.85m x 2.74m (19' 2" x 9' 0"). Inset spotlights to ceiling, double glazed windows to rear, laminate flooring, radiator, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.48m x 2.66m (11' 5" x 8' 9"). Inset spotlights to ceiling, double glazed windows to side, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, integrated dishwasher, tiled splash-backs, radiator, tile effect laminate flooring.



Bedroom Two (currently used as reception room/bar)

4.33m x 2.9m (14' 2" x 9' 6") > 2.31m (7' 7"). Double glazed bay windows to front, double glazed windows to side, mirrored radiator, laminate flooring, bar with built-in shelving.

Bathroom

4.11m x 2m (13' 6" x 6' 7"). Opaque double glazed windows to front, low-level flush WC, hand wash basin inset within a range of base and drawer units, shower cubicle, roll-top freestanding bath with shower attachment, hand towel radiator, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Via split level stairs, loft hatch to ceiling, double glazed windows to side, laminate flooring.

Bedroom One

4.45m x 3m (14' 7" x 9' 10") (max). Double glazed windows to front, mirrored radiator, laminate flooring.

Bedroom Three

3.31m x 2.63m (10' 10" x 8' 8"). Double glazed windows to rear, mirrored radiator, laminate flooring, built-in storage cupboard.

Bedroom Four

2.66m (max) x 2.64m (8' 9" x 8' 8"). Double glazed windows to rear, built-in storage cupboard, laminate flooring.

EXTERIOR

Rear Garden

Approx. 100'. Immediate blue slate tiled steps with LED lighting and raised patio, remainder laid to lawn, raised paved area to rear, timber summerhouse, immediate access to Berwick Ponds via timber gate to rear, access to front via metal gate.

Front Exterior

Fully paved giving off street parking for up to six cars.