



TOTAL FLOOR AREA: 1373 sq.ft. (127.5 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.
Made with Metropix ©2021



Melville Road, Rainham

Guide Price £475,000

- GUIDE PRICE £475,000 - £500,000
- FIVE LARGE BEDROOMS END OF TERRACE HOUSE
- EXTENDED TO REAR, SIDE AND LOFT (WITH DORMER)
- PLANS FOR FURTHER EXTENSION APPROVED, PLANNING REF: P0077.20
- 26' RECEPTION ROOM WITH MODERN EXPOSED BRICK FIREPLACE
- GROUND FLOOR WC, FIRST FLOOR SHOWER ROOM & SECOND FLOOR BATHROOM
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.5 MILES TO RAINHAM C2C STATION



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.



GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Opaque double glazed window to front, built-in storage cupboard with shelving, under-stairs storage cupboard housing gas and electricity meters and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

2.64m x 0m (8' 8" x 0' 0") Inset spotlights to ceiling, double glazed windows to front, feature exposed brick fireplace, laminate flooring.

Kitchen / Diner

6.52m > 2.73m (21' 5" > 8' 11") x 4.74m > 2.2m (15' 7" > 7' 3") Spotlights to ceiling, double glazed windows to rear, a range of matching integrated handled wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, five ringed gas hob, extractor hood, space for American style fridge freezer, two integrated ovens, integrated dishwasher, laminate splash backs, radiator, laminate tiled flooring, uPVC framed door to rear opening to rear garden.

Study / Office

2.17m x 1.61m (7' 1" x 5' 3") Skylight lantern window to ceiling, spotlight bar to ceiling, laminate flooring.

Utility Room

2.79m x 2.16m (9' 2" x 7' 1") Lantern skylight window to ceiling, spotlight bar to ceiling, a range of integrated handled matching wall and base units, laminate work surface, inset sink and drainer with extendable mixer tap, space and plumbing for washing machine, space for tumble dryer, radiator, laminate flooring.

Ground Floor WC

2.22m x 1.10m (7' 3" x 3' 7") Inset spotlights to ceiling, opaque double glazed windows to rear, radiator, low-level flush WC, hand wash basin with tiled splash back, tiled flooring.



FIRST FLOOR

Landing

Inset spotlights to ceiling, opaque double glazed windows to side, laminate flooring, stairs to second floor.

Bedroom One

4.47m x 3.04m (14' 8" x 10' 0") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

3.51m x 2.95m (11' 6" x 9' 8") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.59m x 1.9m (8' 6" x 6' 3") Double glazed windows to front, radiator, laminate flooring.

Bathroom

1.95m x 1.85m (6' 5" x 6' 1") inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Lantern skylight window to ceiling, laminate flooring.

Bedroom Four

4.65m x 3.04m (15' 3" x 10' 0") Inset spotlights to ceiling, two skylight windows to rear ceiling, storage in eaves, radiator, laminate flooring .

Bedroom Five

3.29m x 2.84m (10' 10" x 9' 4") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.

Bathroom

1.8m x 1.88m (5' 11" x 2' 11") Inset spotlights to ceiling, opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin inset within drawer units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Mostly laid to lawn with flowerbed borders and patio area to side.

Front Exterior

Paved giving off street parking.