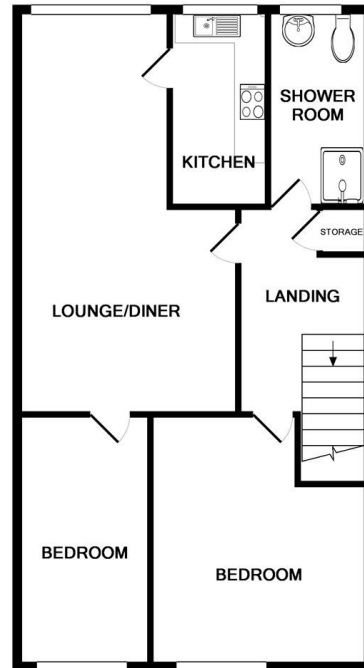


GROUND FLOOR
APPROX. FLOOR
AREA 47 SQ.FT.
(4.3 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.4 SQ.M.)


TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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		
(55 to 68) D		66
(39 to 54) E	50	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		69
(55 to 68) D	55	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Abbey Wood Lane, Rainham
Offers In Excess Of £210,000

- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- GOOD CONDITION THROUGHOUT
- PRIVATE REAR GARDEN
- SOUGHT AFTER NORTH RAINHAM
- OVERLOOKING FIELDS TO REAR
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN



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

Entrance

Via uPVC front door with fixed double glazed opaque leaded windows into:

Hallway

Fitted carpet, stairs to:

FIRST FLOOR

Landing

Access to loft via hatch, inset spotlights to ceiling, coving to ceiling, built in storage cupboard housing water tank, fitted carpet.

Bedroom One

12' 10" x 10' 8" (3.92m x 3.25m) Coving to ceiling, spotlights to ceiling, uPVC framed double glazed fixed and casement window, electric heater, fitted carpet.

Bedroom Two

12' 10" x 6' 11" (3.91m x 2.11m) Coving to ceiling, spotlights to ceiling, uPVC framed double glazed fixed and casement window, electric heater, fitted carpet.



Lounge/Diner

20' 2" x 11' 7" > 7' 10" (6.14m x 3.54m > 2.38m) inset spotlights to ceiling, coving to ceiling, uPVC framed double glazed fixed and casement window, electric radiator, fitted carpet.

Kitchen

10' 2" x 4' 8" (3.09m x 1.41m) Range of matching wall and base units with laminated rolled edge work surfaces, two inset sinks with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ring electric hob, extractor hood, space for free standing fridge/freezer, laminated splash back, tiled flooring, inset spotlights to ceiling, uPVC framed double glazed fixed and casement window.



Bathroom

Comprising of shower cubicle, low level close coupled w.c., hand wash basin with chrome mixer tap, chrome hand towel radiator, tiled splash backs, tiled flooring, uPVC framed double glazed opaque fixed and casement window.



Rear Garden

(Unmeasured) part decking with remainder laid to lawn.

