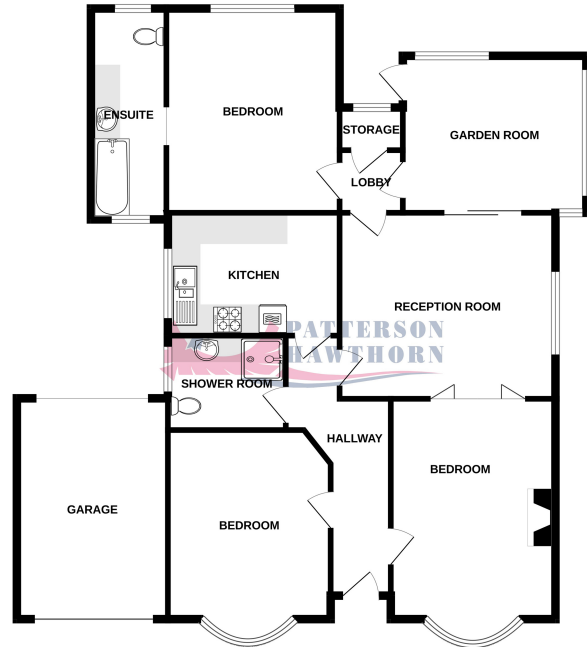


GROUND FLOOR
1340 sq.ft. (124.5 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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. Please see EPC/EPD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(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.



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Glebe Road, Rainham

£500,000

- EXTENDED THREE BEDROOMS DETACHED BUNGALOW
- NO ONWARD CHAIN
- 100' GARDEN WITH POTENTIAL TO DEVELOP (SUBJECT TO PLANNING CONSENTS)
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- SOUGHT AFTER UPMINSTER ROAD NORTH SIDE OF RAINHAM



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GROUND FLOOR

Front Entrance

Via hardwood door open into:

Hallway

Loft hatch to ceiling with integral pull-down ladder, radiator, laminate flooring.

Bedroom Three

4.33m (into bay) x 3.48m (14' 2" x 11' 5") Double glazed bay windows to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

Shower Room

2.53m x 2.03m (8' 4" x 6' 8") Opaque double glazed windows to side, low level flush WC, hand wash basin set upon a laminate surface over a range of base units, mobility shower cubicle, radiator, tiled walls, laminate flooring.

Kitchen

3.65m x 2.6m (12' 0" x 8' 6") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled walls, radiator, vinyl flooring.

Bedroom Two (currently used as Reception Room)

5.3m (into bay) x 3.47m (17' 5" x 11' 5") Double glazed bay windows to front, two radiators, feature fireplace, laminate flooring.



Reception Room

4.56m x 3.94m (15' 0" x 12' 11") Opaque double glazed windows to side, radiator, laminate flooring, aluminum framed sliding doors to rear opening into lean to / Garden Room.

Lean To / Garden Room

3.89m x 3.32m (12' 9" x 10' 11") Power and lighting, built-in storage cupboards, windows to rear & side, hardwood door to rear opening to rear garden.

Rear Lobby Area

Aluminum framed door opening into lean to, built-in storage cupboard with double glazed windows to rear, radiator, laminate flooring.

Bedroom One

4.32m x 3.67m (14' 2" x 12' 0") Double glazed windows to rear, radiator, fitted wardrobes and built-in storage cupboard, fitted carpet.

Ensuite Bathroom

4.45m x 1.6m (14' 7" x 5' 3") Opaque double glazed windows to front and rear, low level flush WC, hand wash basin inset upon a laminate surface over a range of base & shelving units, bath with shower attachment, radiator, part tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 100' Immediate raised decking area, remainder laid to lawn with raised brick flowerbed borders, pond, small detached brick summerhouse and additional brick shed, access to front via timber gate.

Attached Garage

4.43m x 3.19m (14' 6" x 10' 6") Power and lighting, electric up and over door to front.

Front Exterior

Part paved, part hard standing giving off street parking for two/three cars.

