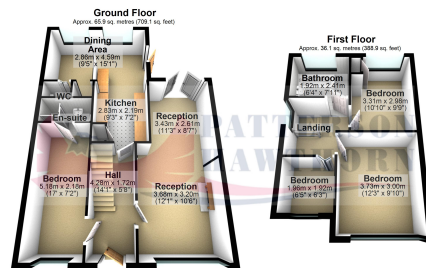



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Lakeside, Rainham

Offers In Excess of £500,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- SIDE EXTENSION GIVING GROUND FLOOR BEDROOM WITH ENSUITE
- REAR EXTENSION GIVING SECOND RECEPTION ROOM & GROUND FLOOR WC
- 23' FIRST RECEPTION ROOM
- FIRST FLOOR FAMILY BATHROOM
- LOFT ROOM TO BEDROOM ONE
- REFURBISHED THROUGHOUT
- OFF STREET PARKING WITH SECURITY POST



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

Entrance Hall

4.18m x 1.72m (13' 9" x 5' 8").

Reception Room

7.18m x 3.20m (23' 7" x 10' 6") > 2.61m (8' 7").

Kitchen

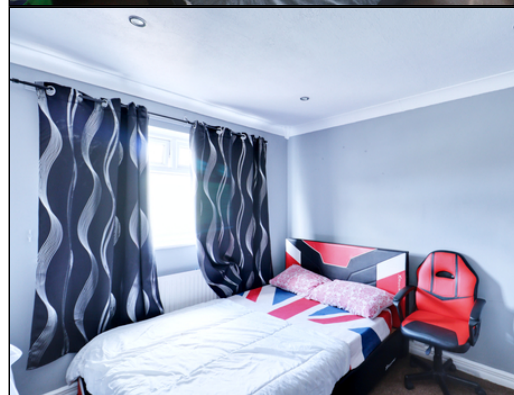
2.83m x 2.19m (9' 3" x 7' 2").

Dining Room

4.59m x 2.86m (15' 1" x 9' 5").

Ground Floor Bedroom One

5.18m x 2.18m (17' 0" x 7' 2").



Ensuite Shower Room

Ground Floor WC

FIRST FLOOR

Landing

Bedroom Two

3.73m x 3.00m (12' 3" x 9' 10").

Bedroom Three

3.31m x 2.98m (10' 10" x 9' 9").

Bedroom Four

1.96m x 1.92m (6' 5" x 6' 4").

Bathroom

2.41m x 1.92m (7' 11" x 6' 4").

EXTERIOR

Rear Garden (Unmeasured)

Front Exterior

Off street parking with security posts.