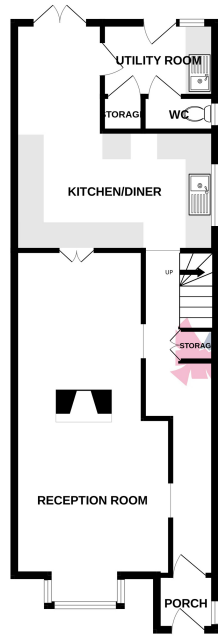
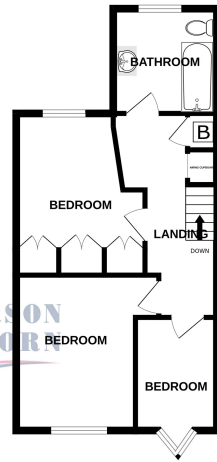


GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



PATTERSON  
HAWTHORN

TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Please see Message 0202

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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### Stanley Road South, Rainham Guide Price £450,000

- GUIDE PRICE £450,000 - £475,000
- EXTENDED THREE BEDROOMS DETACHED HOUSE
- GOOD CONDITION THROUGHOUT
- 25' BAY FRONTED RECEPTION ROOM
- UTILITY ROOM & GROUND FLOOR WC
- POPULAR LOCATION WITH OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.9 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- HIGHLY SOUGHT AFTER PROPERTY TYPE



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch, radiator, double glazed windows to side, laminate flooring, second front entrance via hardwood framed door opening into:

### **Hallway**

Built-in storage cupboard housing gas and electricity metres and fuse box, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

7.63m x 3.64m (25' 0" x 11' 11") > 3.02m (9' 11") Double glazed bay windows to front, two radiators, original (capped) chimney breast, fitted carpet, casement windows opening into:

### **Kitchen / Diner (L-Shaped)**

5.34m x 4.71m (17' 6" x 15' 5") Kitchen area: Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for large cooker, extractor hood, space and plumbing for dishwasher, space for fridge, laminate splash backs, tile effect laminate flooring. Dining area: Hardwood framed double doors to rear opening to rear garden, radiator, laminate flooring.

### **Utility Room**

2.33m x 1.69m (7' 8" x 5' 7") Double glazed windows to rear, a range of matching wall and base units, laminate work surface, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled splash backs, built-in storage cupboard, tiled flooring, hardwood door to rear opening to rear garden.



### **Ground Floor WC**

1.58m x 0.78m (5' 2" x 2' 7") Opaque double glazed windows to side, low-level flush WC, radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to side, built-in over stairs storage cupboard, additional built-in storage cupboard housing boiler, fitted carpet.

### **Bedroom One**

3.66m x 2.8m (12' 0" x 9' 2") Double glazed windows to front, radiator, fitted wardrobes and over bed units, fitted carpet.

### **Bedroom Two**

3.81m x 3.0m (12' 6" x 9' 10") Into fitted wardrobe, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.65m x 1.82m (8' 8" x 6' 0") Double glazed windows to front, fitted wardrobe and drawer units, radiator, fitted carpet.

### **Bathroom**

2.46m x 2.39m (8' 1" x 7' 10") Opaque double glazed windows to rear, panelled bath, integral rainfall shower, low-level flush WC, hand wash basin inset within drawer units, chrome hand towel radiator, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 90' Immediate patio, remainder laid to lawn.

### **Detached Brick Shed**

Power and lighting, alarm.

### **Detached Timber Shed**

Power and lighting, alarm, access to front via timber gate.

### **Front Exterior**

Fully paved giving of street parking.

