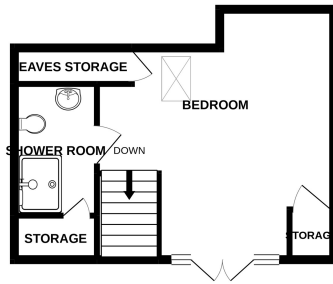
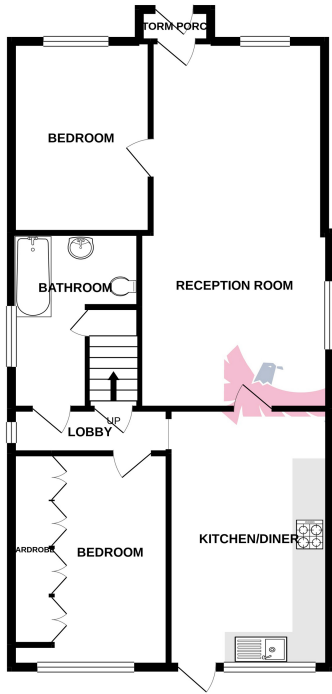


GROUND FLOOR
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



**PATTERSON
HAWTHORN**

TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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 Metrage 10/2021

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	63	
(39 to 54) E		
(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	

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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Spencer Road, Rainham Guide Price £475,000

- THREE DOUBLE BEDROOMS DETACHED CHALET BUNGALOW
- 24' RECEPTION ROOM & 17' KITCHEN/DINER
- REFURBISHED & MAINTAINED TO AN EXCEPTIONAL STANDARD
- TWO BATHROOMS
- LARGE INSULATED DETACHED OUTBUILDING WITH POWER & LIGHTING
- APPROX 78' WELL MAINTAINED REAR GARDEN
- CLOSE TO AMENITIES & SHOPS WITH EASY ACCESS TO A13 & M25
- OFF STREET PARKING FOR THREE CARS
- SOUGHT AFTER ROAD



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GROUND FLOOR

Front Entrance

Via uPVC door opening into storm porch, second front entrance via hardwood door opening into:

Reception Room

7.43m x 3.84m (24' 5" x 12' 7") Double glazed windows to front and side, two radiators, laminate flooring.

Bedroom Three

3.66m x 2.81m (12' 0" x 9' 3") Double glazed windows to front, radiator, laminate flooring.

Kitchen

5.22m x 3.25m (17' 2" x 10' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surface, inset sink and drainer with brushed chrome extendable mixer tap, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, integrated double oven, space for freestanding fridge freezer, tiled splash backs, radiator, laminate flooring, uPVC door to rear opening into rear garden.

Bedroom Two

4.15m x 3.19m (13' 7" x 10' 6") Double glazed windows to rear, radiator, fitted wardrobes, laminate flooring.



Bathroom

3.58m x 2.61m (11' 9" x 8' 7") > 1.54m (5' 1") Opaque double glazed windows to side, Jacuzzi bath with shower attachment, hand wash basin inset within hardwood base & drawer units, low-level flush WC, built-in under-stairs storage cupboard, tiled splash backs, chrome hand towel radiator, tiled flooring.

Lobby

Inset spotlights to ceiling, opaque porthole window to side, laminate flooring, stairs to first floor.

Bedroom One

5.15m x 4.82m (16' 11" x 15' 10") > 4.37m (14' 4") Inset spotlights to ceiling, skylight window with integrated blind to front ceiling, double glazed windows to rear, radiator, built-in storage cupboards, high-gloss laminate flooring, uPVC double doors to rear.

Ensuite Shower Room

2.66m x 1.66m (8' 9" x 5' 5") Rainfall shower cubicle, low-level flush WC, hand wash basin inset within hardwood work surface, built-in storage cupboard, chrome hand towel radiator, splash backs, tiled flooring.

EXTERIOR

Rear Garden

Approximately 78ft - Immediate patio area with brick-built flowerbeds, access to front via metal gate, remainder laid to lawn with various bush and plant borders.

Detached Outbuilding

4.5m x 8m (14' 9" x 26' 3") Power and lighting and fully insulated.

Front Exterior

Hard standing giving off street parking for three cars.