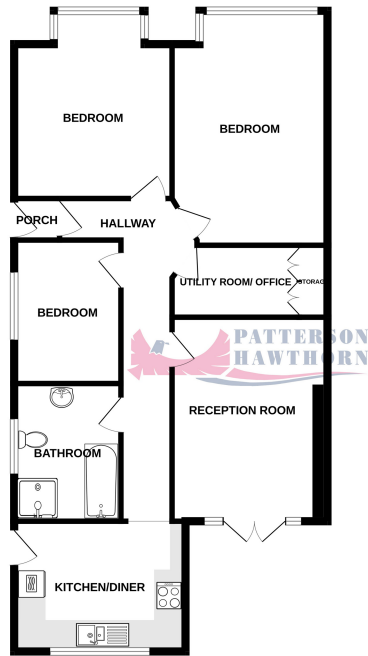


GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(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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Rainham@pattersonhawthorn.co.uk



## Lambs Lane South, Rainham

### Guide Price £425,000

- GUIDE PRICE £425,000- £435,000
- THREE BEDROOMS SEMI DETACHED BUNGALOW
- 60' LONDON STOCK BRICK SURROUND REAR GARDEN
- OFF STREET PARKING FOR 2/3 CARS
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- CATCHMENT FOR NEW SIXTH FORM AT HARRIS ACADEMY
- 0.6 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch, tiled flooring with entrance mat, second front entrance via uPVC door opening into:

### **Hallway**

Inset spotlights to ceiling, loft hatch to ceiling with integral pull-down ladder leading to boarded loft, laminate flooring.

### **Reception Room**

4.47m x 3.19m (14' 8" x 10' 6") Double glazed windows and uPVC framed double doors to rear opening to rear garden, radiator, laminate flooring.

### **Bedroom One**

5.15m x 3.42m (16' 11" x 11' 3") Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Two**

4.12m x 3.47m (13' 6" x 11' 5") Double glazed bay windows to front, radiator, fitted wardrobes and over-bed units, fitted vanity unit, fitted carpet.

### **Bedroom Three**

3.15m x 2.36m (10' 4" x 7' 9") Double glazed windows to side, radiator, fitted wardrobes and over-bed units, fitted drawer unit, laminate flooring.



### **Utility Room / Office**

3.43m x 1.58m (11' 3" x 5' 2") Built-in storage cupboards, laminate flooring.

### **Bathroom**

2.78m x 2.32m (9' 1" x 7' 7") Opaque double glazed window to side, low level flush WC, hand wash basin inset within a range of base and wall units, panelled bath with shower attachment, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



### **Kitchen / Diner**

3.76m x 2.86m (12' 4" x 9' 5") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, breakfast bar area, tiled walls, tiled flooring, uPVC door to side opening to rear garden.



## **EXTERIOR**

### **Rear Garden**

Approximately 60' Immediate wrap-around patio, paved pathway to side leading to rear, paved area to rear, remainder laid to lawn, timber shed to rear, access to front via metal gates.

### **Front Exterior**

Fully paved giving off street parking for 2/3 cars.

