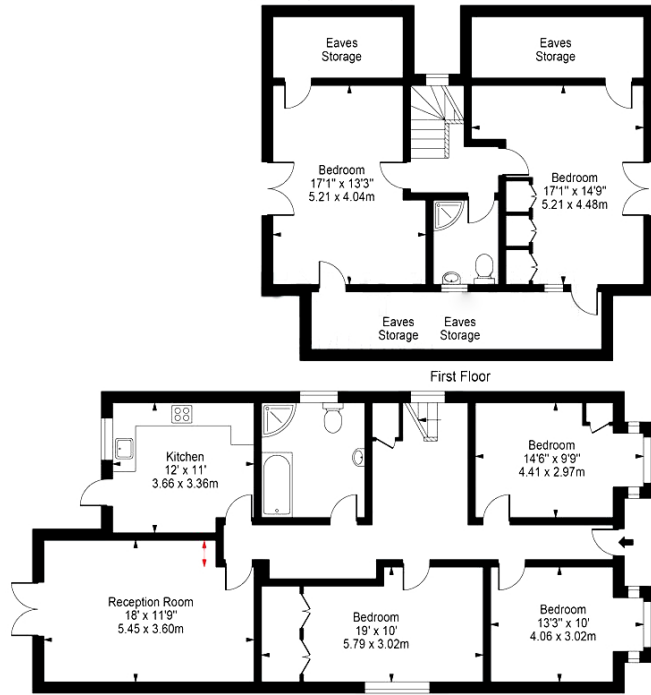


Stanley Road North
 Approx. Total Internal Area 1960 Sq Ft - 182.11 Sq M
 (Including Eaves Storages)
 Approx. Gross Internal Area 1705 Sq Ft - 158.40 Sq M
 (Excluding Eaves Storages)



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Stanley Road North, Rainham
Guide Price £600,000

- GUIDE PRICE £600,000 - £650,000
- FIVE BEDROOM DETACHED HOUSE
- FINISHED TO A HIGH SPECIFICATION
- 130' REAR GARDEN
- RE-FITTED GROUND FLOOR FOUR PIECE BATHROOM
- PLANNING PERMISSION GRANTED FOR SECOND STOREY EXTENSION
- EXISTING FOOTINGS & PERMISSION FOR CONSERVATORY
- MULTI VEHICLE OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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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GROUND FLOOR

Front Entrance

Via door opening into:

Hallway

34' 4" x 13' 5" (10.46m x 4.09m) max. Inset spotlights to ceiling, double glazed window to side, built in under stairs storage cupboard, feature radiator, wood effect flooring, stairs to first floor.

Kitchen / Diner

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to rear, obscure double glazed door to rear, range of base level units and drawers with work surfaces over, inset sink and drainer with mixer tap, range of matching eye-level cupboards, radiator, part tiled walls, wood effect flooring,

Bedroom Four

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed bay window to front, storage cupboard, radiator, wood effect flooring.

Bedroom Five

10' 7" x 9' 11" (3.23m x 3.02m) Double glazed bay window to front, fitted wardrobes with downlights, radiator, wood effect flooring.

Family Bathroom

Inset spotlights to ceiling, obscure double glazed window to side, panelled bath with shower attachment, corner rainfall shower cubicle, hand wash hand basin with mixer tap inset within storage unit, low level flush WC, feature heated chrome towel rail, extractor fan, tiled flooring.



Reception Room

18' 0" x 11' 10" (5.49m x 3.61m) Feature radiator, wood effect flooring, double glazed French doors to rear leading to garden.

Bedroom Three (Currently being used as a Dining Room)

18' 11" x 10' 0" (5.77m x 3.05m) Double glazed window to side, fitted units, radiator, wood effect flooring.

FIRST FLOOR

Landing

Double glazed Velux window, wood effect flooring.

Bedroom One

17' 2" x 14' 8" (5.23m x 4.47m) Double glazed French doors to front, double glazed Velux window to side, storage in eaves cupboards, fitted wardrobes, radiator, wood effect flooring.

Bedroom Two

17' 2" x 13' 3" (5.23m x 4.04m) Double glazed French doors to rear, two double glazed Velux windows to side, storage in eaves cupboards, radiator, wood effect flooring.



Shower Room

Double glazed Velux window to side, corner shower cubicle, hand wash basin with mixer tap inset within a drawer unit, low level flush WC, tiled flooring.

EXTERIOR

Rear Garden

Approximately 130' Immediate patio area, remainder laid to lawn, side access.

Front Exterior

Off street parking with side access.

