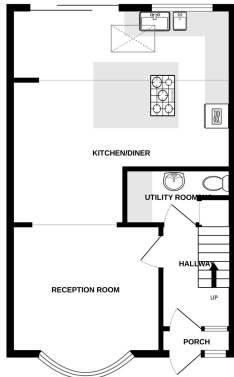
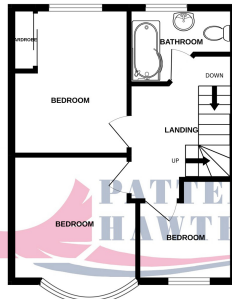


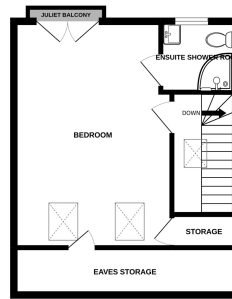
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.




2ND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Upminster Road South, Rainham Guide Price £450,000

- FOUR BEDROOMS TERRACED HOUSE
- CURRENTLY END OF TERRACE WITH PLANS TO BUILD NEXT DOOR
- SINGLE REAR & DORMER LOFT EXTENSIONS
- THREE FLOORS, TWO BATHROOMS & GROUND FLOOR WC/UTILITY ROOM
- CONTEMPORARY OPEN PLAN KITCHEN/DINER WITH GRANITE ISLAND & LANTERN SKYLIGHT WINDOW
- 18' DETACHED TIMBER OUTBUILDING WITH AIR CON, POWER & LIGHTING
- APPROX 1 MILE TO RAINHAM C2C STATION
- EASY ACCESS TO A13 & M25



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

Via uPVC door opening into porch; double glazed window to front, second front entrance via uPVC framed door opening into:

Hallway

Opaque double glazed windows to front, radiator, laminate flooring, stairs to first floor.

Utility Room / Ground Floor WC

2.53m x 1.56m (8' 4" x 5' 1") Spotlights to ceiling, low level flush WC, hand wash basin, chrome hand towel radiator, laminate surface over space and plumbing for two appliances, under stairs storage space, a pair of eye-level wall units, laminate flooring.

Reception Room One

3.64m x 3.1m (11' 11" x 10' 2") (not including bay) Double glazed bay windows to front, radiator, laminate flooring.

Open Plan Kitchen / Diner

5.64m x 3.89m (18' 6" x 12' 9") x 5.23m x 2.76m (17' 2" x 9' 1"). Spotlights to ceiling, two radiators, lantern skylight window to rear, double glazed windows to rear, uPVC framed sliding door to rear opening to rear garden, kitchen area: a range of matching wall and base units, granite work surfaces, kitchen island with breakfast bar, inset sink with extendable mixer tap, half inset sink with hot water tap, two integrated ovens, five ring gas hob, integrated microwave, space for freestanding fridge freezer, space and plumbing for dishwasher, laminate flooring.



FIRST FLOOR

Landing

Fitted carpet, stairs to second floor.

Bedroom Two

4.0m x 2.85m (13' 1" x 9' 4") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Three

3.5m x 2.94m (11' 6" x 9' 8") Double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Four

2.46m x 2.39m (8' 1" x 7' 10") Double glazed window to front, radiator.

Bathroom

2.53m x 1.85m (8' 4" x 6' 1") Spotlights to ceiling, double glazed window, opaque double glazed windows to rear, panelled bath, shower, low-level flush WC, hand wash basin, hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Inset spotlights to ceiling, skylight window to ceiling, fitted carpet.

Bedroom One

5.46m x 3.82m (17' 11" x 12' 6") Inset spotlights to ceiling, two skylight windows to front ceiling, uPVC framed double doors to rear opening to Juliet balcony, storage in eaves, radiator, fitted carpet.

Ensuite Shower Room

1.73m x 1.71m (5' 8" x 5' 7") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

Detached Timber Outbuilding

5.68m x 2.38m (18' 8" x 7' 10") Power, lighting and air conditioning, double glazed windows to front, timber framed double doors to front.

Front Exterior

Laid to patio.

