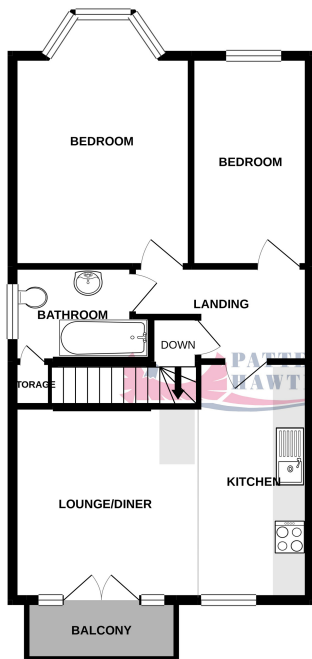


GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of these, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlan 10/2017

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B	83	83
(69 to 80) C		
(55 to 68) D		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B	88	88
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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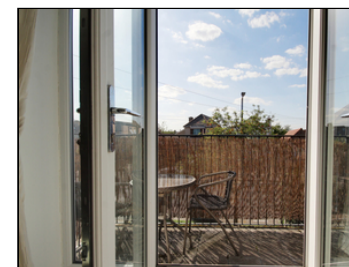
Ockendon@pattersonhawthorn.co.uk



Cherry Tree Lane, Rainham

Guide Price £250,000

- GUIDE PRICE £250,000- £265,000
- TWO DOUBLE BEDROOMS
- FIRST FLOOR MAISONETTE
- EXCEPTIONALLY MAINTAINED THROUGHOUT
- OPEN PLAN LIVING WITH BALCONY
- ALLOCATED PARKING
- APPROX 0.9 MILES TO STATION
- 2013 NEW BUILD



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GROUND FLOOR

Front Entrance

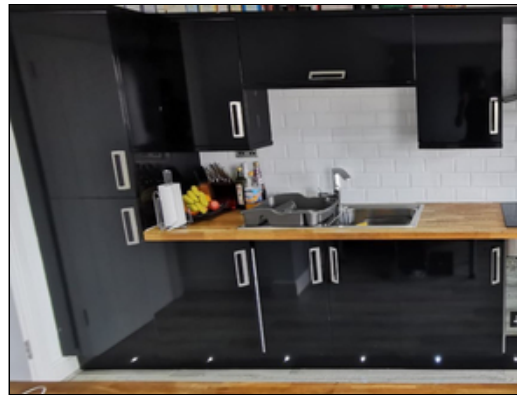
Via composite door into:

Hallway

Radiator, stairs to first floor.

Open Plan Lounge / Kitchen

5.56m x 3.53m (18' 3" x 11' 7") Inset spotlights to ceiling, double glazed doors to front giving access to balcony, double glazed windows to front, range of matching wall and base units, laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space for fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, radiator, wood grain effect laminate flooring.



Bedroom One

4.60m x 3.25m (15' 1" x 10' 8")
Inset spotlights to ceiling, double glazed bay window to rear, fitted wardrobe, radiator, wood grain effect laminate flooring.

Bedroom Two

3.84m x 2.16m (12' 7" x 7' 1")
Inset spotlights to ceiling, double glazed window to rear, radiator, wood grain effect laminate flooring.

Bathroom

2.62m x 1.75m (8' 7" x 5' 9")
Opaque double glazed window to side, panelled bath with shower tap, rainfall shower with glass guard, hand wash basin with mixer tap inset with base unit, low level flush WC, storage cupboard housing boiler, tiled splash backs, wood grain effect laminate flooring.



EXTERIOR

Front Exterior

Off street parking for two vehicles.



