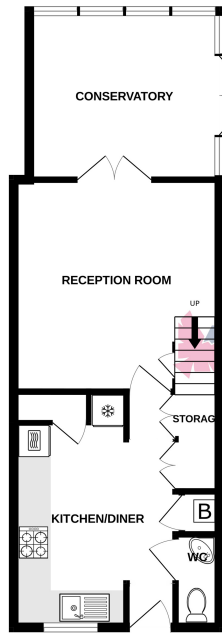
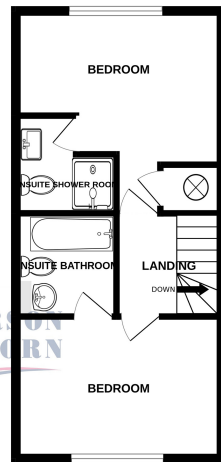


GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA - 907 sq.ft. (75.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, 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 Merge3D/CAD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(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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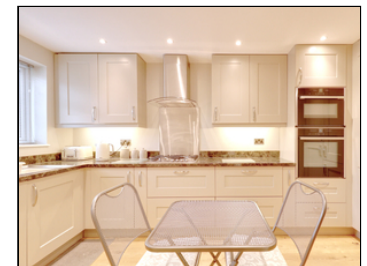
Rainham@pattersonhawthorn.co.uk



Collingwood Road, Rainham

£375,000

- TWO DOUBLE BEDROOMS SEMI DETACHED HOUSE
- EXCELLENT CONDITION THROUGHOUT
- RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- BOTH BEDROOMS WITH ENSUITES
- GROUND FLOOR WC
- 60' REAR GARDEN
- OFF STREET PARKING FOR THREE CARS
- HIGHLY SOUGHT AFTER DEVELOPMENT



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Engineered oak flooring.

Kitchen / Diner

3.71m x 2.91m (12' 2" x 9' 7") Inset spotlights to ceiling, double glazed windows to front, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated Neff double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, laminate splash backs, engineered oak flooring, large under stairs storage cupboard, radiator, additional built-in storage cupboard housing boiler with a laminate worksurface over space and plumbing for washing machine.

Ground Floor WC

1.73m x 0.82m (5' 8" x 2' 8") Low level flush WC, corner hand wash basin set upon a base unit with a tiled splash back, radiator, engineered oak flooring.

Reception Room

3.95m x 3.82m (13' 0" x 12' 6") Vertical radiator, access to under stairs storage cupboard, engineered oak flooring, stairs to first floor, uPVC framed double doors opening into:



Conservatory

3.54m x 3.14m (11' 7" x 10' 4") Double glazed windows throughout, radiator, laminate flooring, uPVC framed double doors to side opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, fitted carpet.

Bedroom One

3.84m x 2.86m (12' 7" x 9' 5") Double glazed windows to rear, radiator, fitted carpet, built-in storage cupboard housing water tank.

Ensuite Shower Room

1.87m x 1.82m (6' 2" x 6' 0") (max) Low-level flush WC, hand wash basin set upon base units, integral rainfall shower cubicle, chrome hand towel radiator, part tiled walls, fitted carpet.

Bedroom Two

3.84m x 2.56m (12' 7" x 8' 5") Double glazed windows to front, radiator, fitted carpet

Ensuite Bathroom

1.92m x 1.87m (6' 4" x 6' 2") Panelled bath with shower attachment, low-level flush WC, hand wash basin set upon base units with mosaic tiled splash back, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60' max. Part laid to decorative pebbles, part paved and part laid to lawn, fixed aluminum pergola, timber shed to rear, raised timber flowerbed borders, access to front via timber gate.

Front Garden

Laid to slate gravel with various bush and plants, paved pathway, hard standing driveway giving off street parking for three cars.

