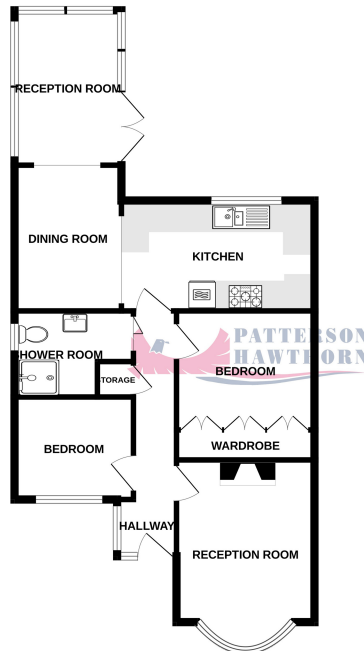


GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 672 sq.ft. (62.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, 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 HomeByDesign

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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		

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01708 500 000

Rainham@pattersonhawthorn.co.uk



## Briscoe Road, Rainham

Guide Price £425,000

- GUIDE PRICE £425,000- £450,000
- TWO BEDROOMS DETACHED BUNGALOW
- BAY FRONTED FIRST RECEPTION WITH EXPOSED BRICK FIREPLACE & LOG BURNER
- RE-FITTED 22' KITCHEN/DINER WITH INTEGRATED APPLIANCES
- OFF STREET PARKING FOR TWO CARS
- EASILY MAINTAINED 40' REAR GARDEN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)



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## GROUND FLOOR

### Front Entrance

Via composite door opening into:

### Hallway

Double glazed windows to front, loft hatch to ceiling with integral pull-down ladder leading to part boarded loft with lighting, built-in storage cupboards, radiator, laminate flooring.

### Reception Room One

4.55m x 3.03m (14' 11" x 9' 11") Double glazed bay windows to front, brick fireplace with log burner, gun-metal grey vertical radiator, fitted carpet.

### Bedroom One

3.25m x 3.01m (10' 8" x 9' 11") Into fitted wardrobes, inset spotlights to ceiling, double glazed windows to side, radiator, fitted wardrobes, fitted carpet.

### Bedroom Two

2.58m x 2.24m (8' 6" x 7' 4") Double glazed windows to front, radiator, fitted carpet.



### Bathroom

2.57m x 1.89m (8' 5" x 6' 2") Inset spotlights to ceiling, double glazed window to side, low level flush WC, hand wash basin set upon drawer units, rainfall shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

### Kitchen / Diner

6.74m x 3.18m (22' 1" x 10' 5") > 2.41m (7' 11") Kitchen area: spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, marble effect work surfaces, one and a half bowl inset sink and drainer with mixer tap, Integrated double oven, five ring gas hob, extractor hood, integrated dishwasher, integrated freezer, space and plumbing for washing machine, space for tumble dryer, laminate splash backs, laminate flooring. Dining area: double glazed windows to side, radiator, laminate flooring.



### Extension / Reception Two

3.38m x 2.34m (11' 1" x 7' 8") Inset spotlights to perimeter of vaulted ceiling, double glazed windows throughout, radiator, laminate flooring, uPVC framed double doors to side opening to rear garden.



## EXTERIOR

### Rear Garden

Approximately 40'. Part patio, part laid to lawn with flowerbed borders, timber pergola, timber shed to rear, access to front via timber gate.



### Front Exterior

Paved driveway giving off street parking for two cars, gravel slate border, small sheltered patio area.