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Cardinal Way, Rainham Offers in Excess of £500,000

- FOUR BEDROOMS DETACHED HOUSE
- THREE FLOORS, TWO RECEPTION ROOMS & CONSERVATORY
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- 16' SECOND FLOOR MASTER BEDROOM

• EASILY MAINTAINED REAR GARDEN LAID TO ARTIFICIAL GRASS & DECKING

• OFF STREET PARKING FOR TWO CARS

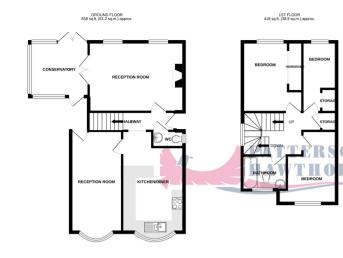
• SOUGHT AFTER QUIET CUL-DE-SAC IN FAVOURED NORTH SIDE OF RAINHAM

CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25

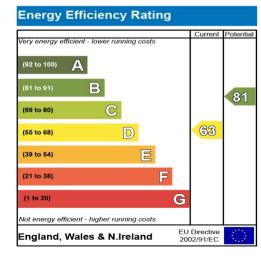




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TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx. Will avery average that been made to ensure the accuracy of the floorprin contained here, means ensurement of eleven, setting the setting of the setting of the setting of the setting of the setting means on ensurement. This part is to fill instantee puppees only and studie but used is such by any prospective purchase. The service, system: and applaness shows have not ben tested and no guarantee as to the budget with Merceys Cost. 2ND FLOOR 231 sg.ft. (21.5 sg.m.) approx



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 / Side Entrance

Via uPVC door opening into:

Hallway

Laminate flooring, stairs to first floor.

Ground Floor WC

Opaque double glazed window to side, inset spotlights to ceiling, low-level flush WC, hand wash basin inset within base units, tile splash back, radiator, laminate flooring,

Reception Room One

4.9m x 3.59m (16' 1" x 11' 9") Inset spotlights to ceiling, double glazed windows to rear, two radiators, electric fireplace, laminate flooring, uPVC framed double doors opening into:

Conservatory

3.02m x 2.81m (9' 11" x 9' 3") Double glazed windows throughout, radiator, laminate flooring, uPVC framed door to one side, double uPVC framed doors to other side opening into rear garden.

Kitchen / Diner

5.2m x 3.18m (17' 1" x 10' 5") Two spotlight bars to ceiling, double glazed bay windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven and four ringed electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space and plumbing for American style fridge freezer, breakfast bar, tile splash backs, radiator, tile effect laminate flooring.







Reception Room Two

 $3.1m \times 2.47m (10' 2" \times 8' 1")$ Double glazed windows to front, radiator, fitted carpet, uPVC framed door to rear opening to rear garden.

FIRST FLOOR

Landing

Via split-level stairs, opaque double glazed windows to side, built in airing cupboard with radiator, fitted carpet, stairs to second floor.

Bedroom Two

3.72m x 2.56m (12' 2" x 8' 5") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

3.58m x 3.04m (11' 9" x 10' 0") Into fitted wardrobe, double glazed windows to rear, radiator, fitted wardrobe, laminate flooring.

Bedroom Four

3.6m x 1.76m (11' 10" x 5' 9") Double glazed windows to rear, built in storage cupboard, radiator, laminate flooring.

Bathroom

2.21m x 1.75m (7' 3" x 5' 9") Inset spotlights to ceiling, opaque double glazed windows to front, low level flush WC, hand wash basin inset within base units, P-shaped panelled bath, rainfall shower, chrome handltowel radiator, tiled walls, tiled flooring.

SECOND FLOOR