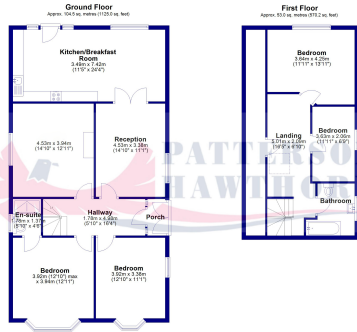


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

Briscoe Road, Rainham

Guide Price £625,000

- FIVE BEDROOM DETACHED CHALET BUNGALOW
- OVER 1,695 SQUARE FEET OVER TWO FLOORS
- 24' NEWLY FITTED, CONTEMPORARY KITCHEN/DINER
- TWO ADDITIONAL RECEPTIONS OR ONE RECEPTION & FIFTH BEDROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE & FIRST FLOOR BATHROOM
- 75' REAR GARDEN (APPROX.)
- TOTAL PLOT APPROX. 0.12 ACRE
- EPC RATING D & COUNCIL TAX BAND E





GROUND FLOOR

Side Entrance

Via double hardwood framed doors opening into:

Porch

Double glazed windows to side, vinyl flooring, second front entrance via obscure double glazed single door opening into:

Entrance Hall

Obscure windows to side, radiator, laminate flooring, stairs to first floor, understairs storage space, access to accommodation.

Reception Room One

4.55m x 3.38m (14' 11" x 11' 1") Double glazed windows to side, inset spotlights to ceiling, radiator, laminate flooring, hardwood framed double doors opening into:

Kitchen / Diner

7.3m x 3.49m (23' 11" x 11' 5") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, four ring induction hob, extractor hood, integrated double oven, space and plumbing for washing machine, integrated dishwasher, stone worksurface over a range of drawer units, space for American-style fridge freezer, vinyl flooring, hardwood door to rear opening to rear garden.



Bedroom / Potential Reception Two

4.53m x 3.93m (14' 10" x 12' 11") Double glazed windows to side, radiator, feature Victorian-style fireplace, fitted carpet.

Bedroom One

4.56m (Into bay) x 3.94m (15' 0" x 12' 11") Double glazed bay windows to front, radiator, fitted carpet.

Ensuite Shower Room

1.79m x 1.36m (5' 10" x 4' 6") Obscure double glazed windows to side, low level flush WC, hand wash basin set on base unit, shower cubicle, tiled walls, vinyl flooring.

Bedroom Two

3.74m x 3.39m (12' 3" x 11' 1") Double glazed bay windows to front, fitted wardrobes, radiator, laminate flooring.

FIRST FLOOR

Landing

Skylight window to ceiling, storage in eaves, fitted carpet.

Bedroom Three

4.23m x 3.05m (13' 11" x 10' 0") Double glazed windows to side and rear, radiator, laminate flooring.

Bedroom Four

3.63m x 2.0m (11' 11" x 6' 7") Double glazed windows to side, radiator, laminate flooring.

Bathroom

2.68m x 2.54m (8' 10" x 8' 4") > 1.79m (5' 10") Inset spotlights to ceiling, obscure double glazed windows to side, tiled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 75' Immediate patio, remainder laid to lawn, access to front via double timber gates.

Front Exterior

Laid to pebbles giving off street parking for multiple cars.