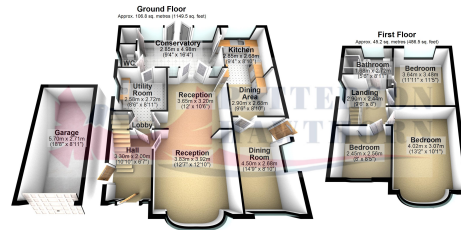


Total area approx. 152.0 sq. metres (1635.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(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.



Lambs Lane North, Rainham

£600,000

- GREATLY EXTENDED THREE BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- 0.15 ACRE PLOT
- HUGE POTENTIAL TO FURTHER EXTEND/DEVELOP (SUBJECT TO PLANNING)
- FOUR RECEPTIONS & 16' x 9' CONSERVATORY
- UTILITY ROOM, GROUND FLOOR WC & FIRST FLOOR, 4 PIECE FAMILY BATHROOM
- 65' PRIVATE, UNOVERLOOKED REAR GARDEN
- 18' x 8' DETACHED GARAGE & OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

3.3m x 2m (10' 10" x 6' 7"). Obscure windows to front, radiator, understairs storage cupboard, stairs to first floor, fitted carpet, access to accommodation.

Lobby

Built in understairs storage cupboard with obscure double glazed window to side.

Reception Room One

3.92m x 3.83m (12' 10" x 12' 7"). Double glazed bay windows to front, radiator, fireplace (currently boarded up), fitted carpet.

Reception Room Two

3.65m x 3.2m (12' 0" x 10' 6"). Double glazed windows to rear opening into conservatory, fitted desk and storage unit, radiator, fitted carpet.

Kitchen/Diner

5.75m x 2.68m (18' 10" x 8' 10"). Skylight window and inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for dishwasher, space for fridge and freezer, part tiled walls, radiator, tiled flooring, uPVC framed obscure double glazed single door to side opening into conservatory, hardwood framed single door to front opening into:



Dining Room

4.5m x 2.68m (14' 9" x 8' 10"). Double glazed bay windows to front, double glazed windows and single door to side, two radiators, fitted carpet.

Utility Room

2.72m x 2.58m (8' 11" x 8' 6"). Spotlight bar to ceiling, double glazed windows to side, boiler, space and plumbing for washing machine, inset sink and drainer over a pair of base units, tiled walls, tiled flooring, uPVC framed obscure double glazed single door opening into:

Conservatory

4.98m x 2.85m (16' 4" x 9' 4"). Double glazed windows throughout, built in storage cupboard, tiled flooring.

Ground Floor WC

1.58m x 0.96m (5' 2" x 3' 2"). Inset spotlight to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

4.02m x 3.07m (13' 2" x 10' 1"). Double glazed bay windows to front, radiator, fitted wardrobes and fitted vanity unit, fitted carpet.

Bedroom Two

3.64m x 3.48m (11' 11" x 11' 5"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.56m x 2.45m (8' 5" x 8' 0"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.72m x 1.68m (8' 11" x 5' 6"). Obscure double glazed windows to rear, low-level flush WC, bidet, hand wash basin, rainfall shower cubicle, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 65'. Immediate patio, remainder laid to lawn with tree line borders, access to front via timber and metal gates, timber shed, detached garage to side.

Front Exterior

Hardstanding giving off street parking, bush and plant borders.