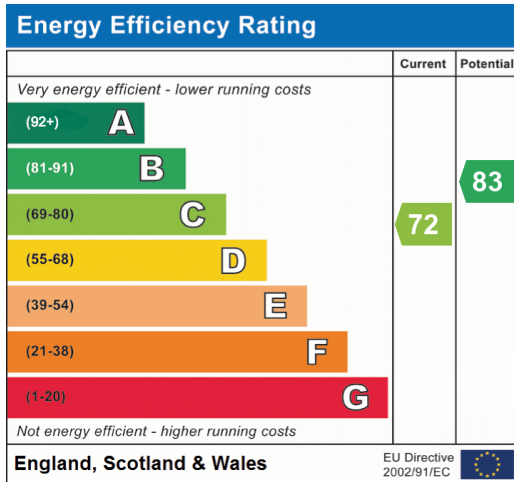




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01708 500 000

Rainham@pattersonhawthorn.co.uk



Briscoe Road, Rainham

Guide Price £625,000

- GREATLY EXTENDED FOUR BEDROOM DETACHED CHALET BUNGALOW
- NO ONWARD CHAIN
- COMPLETELY REFURBISHED THROUGHOUT
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- 22' X 16' KITCHEN / DINER
- ADDITIONAL RECEPTION ROOM
- GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- UTILITY ROOM
- DRESSING AREAS TO BOTH FIRST FLOOR BEDROOMS



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GROUND FLOOR

Side Entrance

Via composite door opening into porch; obscure double glazed windows to side, laminate flooring, second front entrance via hardwood door opening into:

Entrance Hall

Built-in storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor, access to accommodation.

Reception Room

4.96m x 3.78m (16' 3" x 12' 5"). Inset spotlights to ceiling, double glazed windows to side, feature wall timber panelling, radiator, laminate flooring, double doors to rear opening into:

Kitchen / Diner

6.77m x 4.88m (22' 3" x 16' 0") (Max). Inset spotlights to ceiling throughout, double glazed windows to side, a range of matching wall and base units, quartz worksurfaces, inset sink with quartz drainer, two Bosch integrated ovens, integrated fridge, integrated freezer, integrated dishwasher, kitchen island with quartz worksurface over a range of base and drawer units, breakfast bar area, five ring induction hob, ceiling-level integral extractor hood, two radiators, porcelain tiled flooring, dark grey uPVC framed double glazed bi-folding doors to rear opening to rear garden.

Utility Room

1.55m x 1.44m (5' 1" x 4' 9"). Extractor fan, built-in storage cupboard housing boiler, laminate worksurface with space and plumbing for washing machine and space for tumble dryer under, one base-level storage cupboard, porcelain tiled flooring.

Bedroom Three

3.33m x 3.3m (10' 11" x 10' 10"). Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.



Bedroom four

3.32m x 3.3m (10' 11" x 10' 10"). Inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Shower Room

2.61m x 1.92m (8' 7" x 6' 4"). Inset spotlights to ceiling, obscure double glazed windows to side, modern freestanding roll-top bath with waterfall mixer tap, integral rainfall shower cubicle, low level flush WC, hand wash basin with waterfall mixer tap set on drawer units, gunmetal grey vertical radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, obscure double glazed window to side, fitted carpet.

Bedroom One

3.33m x 2.8m (10' 11" x 9' 2"). Inset spotlights to ceiling, obscure double glazed windows to side, radiator, fitted carpet.

Open Plan Dressing Area

3.62m x 2.57m (11' 11" x 8' 5"). Inset spotlights, storage area, additional storage in eaves, fitted carpet.

Bedroom Two

5.46m > 3.47m (17' 11" > 11' 5") x 3.6m > 2.84m (11' 10" > 9' 4"). Inset spotlights to ceiling, obscure double glazed windows to side, radiator, fitted carpet.

Shower Room

2.88m x 1.76m (9' 5" x 5' 9"). Inset spotlights to ceiling, obscure double glazed windows to side, low-level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, gunmetal grey hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 70'. Immediate raised decking area, remainder laid to lawn with flower bed border, built-in play area to rear, hardstanding driveway to side giving gated off street parking for multiple vehicles, timber shed to rear, access to front via double metal gates.

Front Exterior

Laid to lawn front garden, hardstanding driveway giving off street parking and access to rear.

