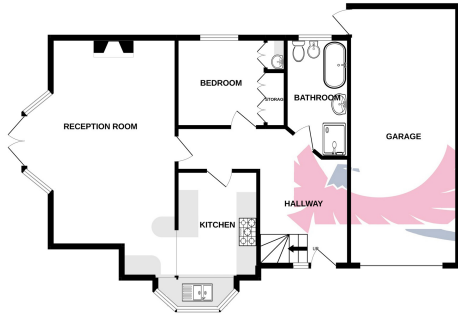
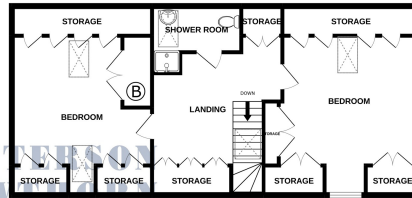


GROUND FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.




TOTAL FLOOR AREA: 1760 sq.ft. (163.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix 12/2022



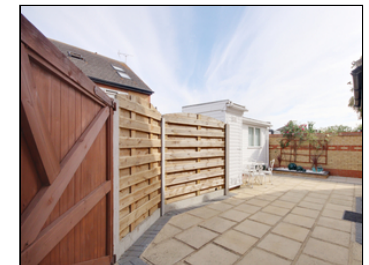
### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92-100) <b>A</b>                           |                            |   |
| (81-91) <b>B</b>                            |                            | 87  |
| (69-80) <b>C</b>                            | 79                         |   |
| (55-68) <b>D</b>                            |                            |   |
| (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<br>2002/91/EC |  |

## Herold Close, Rainham

Guide Price £525,000

- THREE BEDROOMS DETACHED HOUSE
- NO ONWARD CHAIN
- PRIVATE GATED DEVELOPMENT OF ONLY THREE HOUSES
- EXTREMELY RARE OPPORTUNITY
- PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- 20' RECEPTION ROOM & BAY FRONTED FITTED KITCHEN WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT



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 Entrance**

Via uPVC door, opening into:

### **Entrance Hall**

Opaque double glazed windows to front, under-stairs storage cupboard, tiled flooring with underfloor heating, stairs to first floor.

### **Reception room**

6.32m x 3.83m (20' 9" x 12' 7"). Inset spotlights to ceiling, built-in speakers, double glazed windows to rear, double glazed bay windows to side, feature fireplace, built-in storage units, laminate flooring with underfloor heating, uPVC framed double doors to side opening to side garden.

### **Kitchen**

4.45m x 3.24m (14' 7" x 10' 8"). Double glazed bay windows to front, a range of matching wall and base units, laminated work surfaces, double sink with extendable mixer tap, two circular drainers, integrated double oven, integrated microwave, five ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, breakfast bar area, part tiled walls, tiled flooring with underfloor heating.

### **Bedroom Three**

3.32m (into fitted wardrobes) x 2.71m (10' 11" x 8' 11"). Double glazed windows to rear, fitted wardrobes and eye-level units, built in hand-wash basin, tiled flooring with underfloor heating.



## **Ground Floor Bathroom**

3.64m x 1.93m (11' 11" x 6' 4"). Opaque double glazed windows to rear, low-level flush WC, bidet, freestanding roll top bath with shower attachment, double sink over drawer units, shower cubicle, hand-towel radiator, tiled walls, tiled flooring with underfloor heating.

## **FIRST FLOOR**

### **Landing**

Skylight window to front ceiling, built-in storage units housing underfloor heating control units, laminate flooring.

### **Bedroom One**

4.17m x 4.46m (13' 8" x 14' 8"). Double glazed windows to front, built-in storage units, fitted wardrobes, skylight window to rear ceiling, laminate flooring with underfloor heating.

### **Bedroom Three**

4.26m x 4.24m (14' 0" x 13' 11"). Skylight windows to front and rear ceiling, built-in storage cupboards & fitted wardrobes, laminate flooring with underfloor heating.

### **Shower Room**

2.71m x 2.05m (8' 11" x 6' 9") > 1.4m (4' 7"). Skylight window to rear ceiling, low-level flush WC, hand-wash basin inset within range of drawer units, built-in storage units, shower cubicle, part tiled walls, tiled flooring.

## **EXTERIOR**

### **Side Garden**

Approx. 30'. Fully paved, single timber gate to front plus double timber gate for car access, paved pathway to rear leading to garage, detached brick shed.

### **Front Exterior**

Small paved front garden, paved driveway in front of garage giving off street parking. Electric metal gate giving access to Herold Close.

### **Garage**

7.87m x 3.22m (25' 10" x 10' 7"). Electric roller door to front, single door to rear, boiler, power, lighting & plumbing for washing machine.