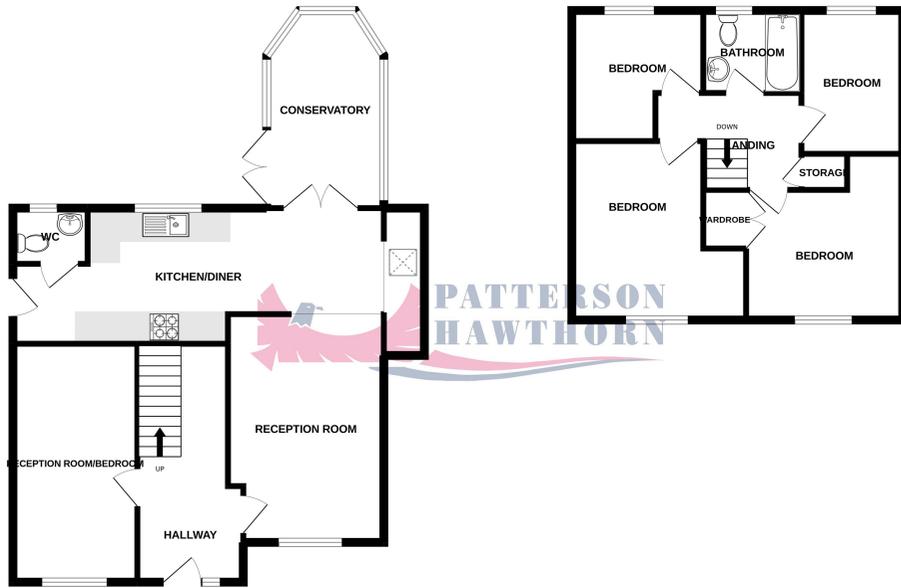


GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D	60	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Neptune Close, Rainham Guide Price £575,000

- EXTENDED FOUR/FIVE BEDROOMS DETACHED HOUSE
- NO ONWARD CHAIN
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- TWO RECEPTION ROOMS INCLUDING POTENTIAL FIFTH BEDROOM
- CONSERVATORY
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- 28' EXTENDED KITCHEN/DINER
- OFF STREET PARKING FOR TWO CARS
- OVERLOOKING PLAYING FIELDS TO FRONT
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES &



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Entrance Hall

Opaque double glazed window to front, tiled flooring, stairs to first floor.

Reception Room One

4.06m x 3.17m (13' 4" x 10' 5"). Double glazed windows to front, two radiators, laminate flooring.

Kitchen/Diner

8.27m x 2.85m (27' 2" x 9' 4") > 2.77m (9' 1"). Kitchen area: Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, chrome radiator, tiled flooring, hardwood door to side opening to side and rear garden.

Dining area: skylight window to ceiling, laminate flooring, uPVC framed double doors to rear opening into:

Conservatory

4.04m x 2.39m (13' 3" x 7' 10"). Double glazed windows throughout, laminate flooring, hardwood framed double doors to side opening to rear garden.

Ground Floor WC

1.51m x 1.13m (4' 11" x 3' 8"). Inset spotlights to ceiling, opaque double glazed window to rear, low-level flush WC, hand wash basin inset within a pair of base units, hand towel radiator, part tiled walls, tiled flooring.



Reception Room Two/Bedroom

4.87m x 2.53m (16' 0" x 8' 4"). Double glazed windows to front, radiator, laminate flooring, under-stairs storage cupboard, spotlight bar to ceiling.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built-in storage cupboard housing water tank, fitted carpet.

Bedroom One

3.66m x 2.68m (12' 0" x 8' 10"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

4.17m (into fitted wardrobe) x 3.4m (13' 8" x 11' 2") > 2.65m (8' 8"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.93m x 2.06m (9' 7" x 6' 9"). Double glazed windows to rear, radiator, laminate flooring.

Bedroom Four

2.68m x 2.67m (8' 10" x 8' 9") > 1.7m (5' 7"). Double glazed windows to rear, radiator, laminate flooring.

Bathroom

2m x 1.69m (6' 7" x 5' 7"). Inset spotlights to ceiling, opaque double glazed window to rear, P-shaped panel bath with shower attachment, separate rainfall shower, low-level flush WC, hand wash basin, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx 55'. Immediate decking area, remainder laid to lawn with various bush and plant borders, access to front via timber gate, detached timber outbuilding to rear.