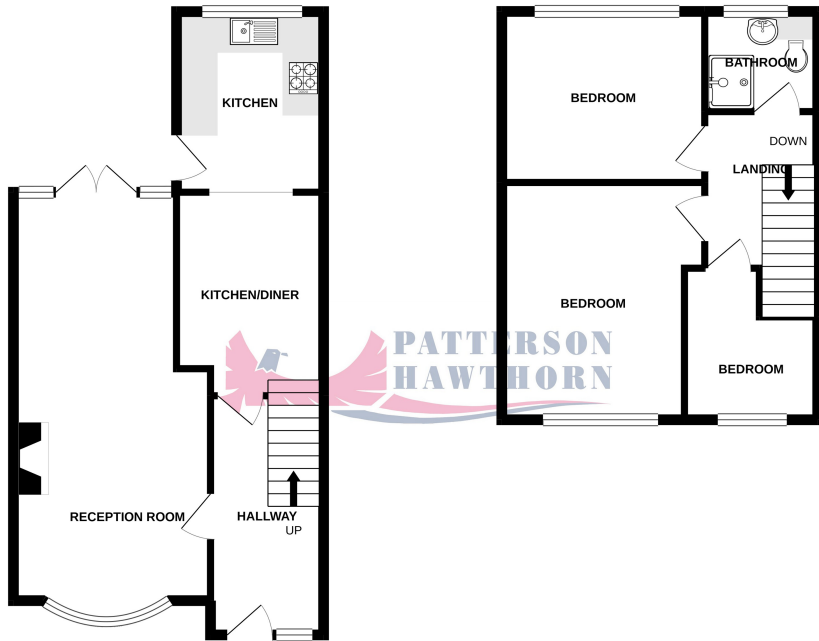


GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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)	<b>A</b>		
(81 to 91)	<b>B</b>		<b>85</b>
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>	<b>69</b>	
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		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.



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## Abbots Close, Rainham

Guide Price £375,000

- THREE BEDROOMS TERRACED HOUSE
- EXTENDED & MAINTAINED TO AN EXCEPTIONAL STANDARD
- 22' BAY FRONTED RECEPTION ROOM OPENING ONTO SECLUDED DECKING AREA
- DINING ROOM LEADING ONTO RE-FITTED KITCHEN
- DETACHED DOUBLE GARAGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES (DRIVEWAY & IN FRONT OF GARAGE)
- SOUGHT AFTER CUL-DE-SAC IN EVER POPULAR NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door with fixed double glazed obscure window panels opening into:

### **Hallway**

Coving to ceiling, fixed obscure double glazed windows to front aspect, radiator to side, understairs storage cupboard, high gloss wood grain effect laminate flooring, stairs to first floor.

### **Lounge / Diner**

22' 6" x 10' 10" (6.85m x 3.31m) Coving to ceiling, double glazed bay window to front aspect, feature gas fireplace, two radiators to side, fitted carpet, French doors to rear opening to garden.

### **Kitchen / Diner**

22' 4" x 8' 2" (6.81m x 2.48m) > 7' 4" (2.24m) Coving to ceiling, spotlights to ceiling, double glazed windows to rear aspect, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for freezer, integrated double oven with four ringed gas hob, extractor hood, space for American style fridge freezer with plumbing (to remain), radiator to side, tiled splash backs, tiled flooring, rear door leading to garden.



## **FIRST FLOOR**

### **Landing**

Coving to ceiling, loft hatch to ceiling, fitted carpet.

### **Bedroom One**

12' 9" x 10' 2" (3.89m x 3.09m) Coving to ceiling, double glazed windows to front aspect, radiator to front, fitted wardrobes, fitted carpet.

### **Bedroom Two**

11' x 9' 5" (3.35m x 2.87m) Coving to ceiling, double glazed windows to rear aspect, radiator to side, fitted carpet.

### **Bedroom Three**

8' 4" x 7' 5" (2.54m x 2.25m) Coving to ceiling, spotlight bar to ceiling, double glazed windows to front, radiator to side, high gloss wood grain laminate flooring.



### **Bathroom**

Inset spotlights to ceiling, opaque double glazed windows to rear aspect, low level flush WC, hand wash basin inset within a vanity unit, shower cubicle with rainfall shower, chrome hand towel radiator to side, tiled splash backs, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 48ft – Immediate decking area, patio area to rear, remainder laid to lawn with various bush and plant borders, timber gate to rear with private path leading to garage.

### **Garage**

19' 7" x 12' 7" (5.97m x 3.84m) Power and lighting and metal up and over door.

### **Front Exterior**

Hard standing double driveway in front of garage for off street parking, remainder also hard standing for further off street parking.

