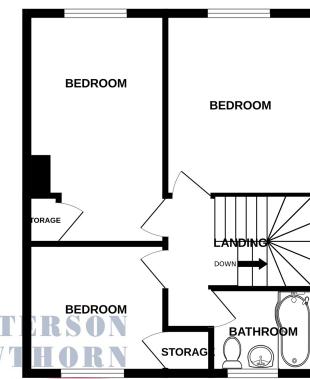
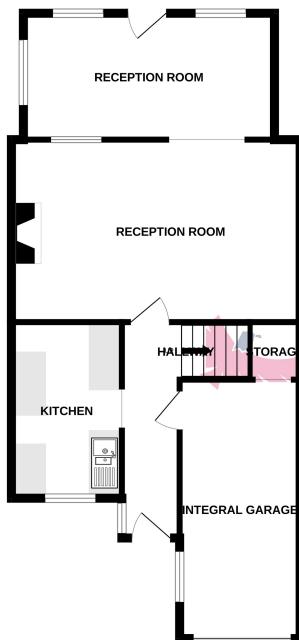


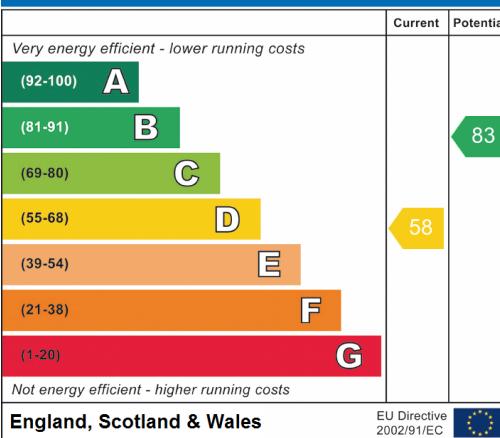
GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plans, no liability can be accepted for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating



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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Cardinal Way, Rainham
Guide Price £450,000

- THREE BEDROOMS END OF TERRACE HOUSE
- 21' SIDE PLOT GIVING HUGE POTENTIAL TO EXTEND/DEVELOP STPP
- NO ONWARD CHAIN
- 16' INTEGRAL GARAGE & OFF STREET PARKING
- GREAT POTENTIAL TO MODERNISE/REFURBISH
- QUIET CUL-DE-SAC IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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GROUND FLOOR

Front Entrance

Via hardwood door, opening into:

Porch

Fixed leaded window to side, tiled flooring, second front entrance via aluminium framed door, opening into:

Hallway

Fitted carpet, stairs to first floor, hardwood door opening into:

Integral Garage

5.15m x 2.37m (16' 11" x 7' 9"). Metal up and over door to front, opaque window to side, power and lighting, gas and electricity metres.

Kitchen

3.51m x 2.2m (11' 6" x 7' 3"). Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, space for fridge, laminate splash backs, part tiled walls, vinyl flooring.

Reception Room One

5.75m x 3.63m (18' 10" x 11' 11"). Double glazed windows to rear, gas feature fireplace, radiator, fitted carpet.



Reception Room Two

5m x 2.52m (16' 5" x 8' 3"). Double glazed windows to rear and side, vinyl flooring, aluminium framed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder, fitted carpet.

Bedroom One

4.6m x 2.75m (15' 1" x 9' 0"). Double glazed windows to front, radiator, fitted wardrobes and drawer units, fitted vanity unit, built-in storage cupboard housing water tank, fitted carpet.

Bedroom Two

3.66m x 2.92m (12' 0" x 9' 7"). Double glazed windows to front, fitted wardrobes and over-bed units, radiator, fitted carpet.

Bedroom Three

2.72m x 2.6m (8' 11" x 8' 6"). Double glazed windows to front, fitted wardrobes and over-bed units, built-in storage cupboard, radiator, fitted carpet.

Bathroom

1.96m x 1.67m (6' 5" x 5' 6"). Opaque double glazed windows to front, low-level flush WC, hand wash basin, P-shaped panelled bath, shower, inset spotlights to ceiling, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36' With a SIDE PLOT of 21'. Immediate wrap-around paved pathway, remainder mostly laid to lawn, timber shed to side, access to front via timber gate.

Front Exterior

Laid to lawn front garden, hard standing drive in front of garage giving off street parking.