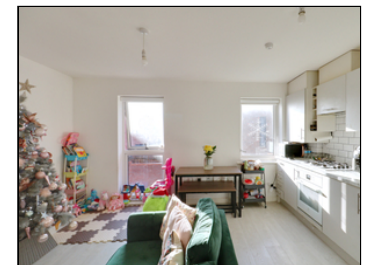
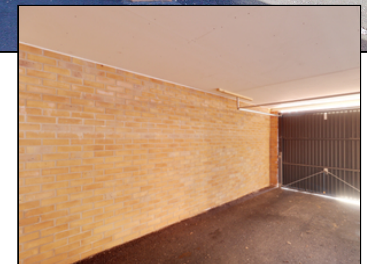





Cromwell Road, Rainham

£375,000

- TWO DOUBLE BEDROOM COACH HOUSE
- FREEHOLD - 2021 NEW BUILD
- ONLY ONE PREVIOUS (CURRENT) OWNER
- 19' x 10' GARAGE
- MODERN OPEN PLAN KITCHEN / RECEPTION
- INTEGRATED APPLIANCES
- LUXURY VINYL FLOORING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.4 MILES WALK TO RAINHAM C2C STATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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 composite door opening into:

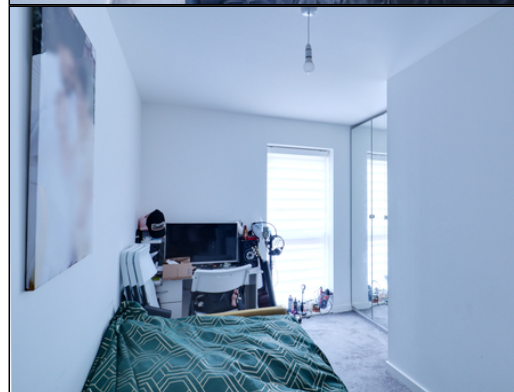
Entrance Hall

Radiator, wall mounted fuse box, luxury vinyl flooring, carpeted stairs to first floor.

FIRST FLOOR

Landing

Two skylight windows to rear ceiling, radiator, built-in storage cupboard, luxury vinyl flooring, access to accommodation.



Open Plan Kitchen / Reception Room

4.53m x 4.05m (14' 10" x 13' 3") > 3.65m (12' 0") Kitchen area; double glazed window to front, a range of matching wall and base units, marble effect laminate worksurfaces, one and a half bowl inset sink drainer with mixer tap, integrated oven, integrated dishwasher, integrated washing machine, space for freestanding fridge freezer, laminate splashbacks, tiled walls, luxury vinyl flooring. Reception area; radiator, double glazed windows to front, luxury vinyl flooring.

Bedroom One

4.4m (Max) x 2.75m (14' 5" x 9' 0") Loft hatch to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Two

4.09m x 3.05m (13' 5" x 10' 0") > 1.96m (6' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.14m x 2.01m (7' 0" x 6' 7") Skylight window to rear ceiling, low level flush WC, panelled bath, shower, hand wash basin, radiator, part tiled walls, luxury vinyl flooring.

EXTERIOR

Garage

5.78m x 3.25m (19' 0" x 10' 8") Metal up and over door to front, understairs storage cupboard.