


TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	65	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Mygrove Close, Rainham

Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE BEDROOMS
- SEMI DETACHED BUNGALOW
- FULLY REFURBISHED & EXTENDED
- FINISHED TO A HIGH STANDARD
- GARAGE TO REAR
- QUIET CUL-DE-SAC LOCATION
- SOUGHT AFTER NORTH RAINHAM
- NO ONWARD CHAIN



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 into:

Hallway

Inset spotlights to ceiling, loft hatch to ceiling, radiator, wood grain effect laminate flooring.

Bedroom One

4.88m x 3.03m (16' 0" x 9' 11") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Bedroom Two

3.86m x 3.08m (12' 8" x 10' 1") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Bedroom Three

3.13m x 3.07m (10' 3" x 10' 1") 2.22m (7' 3") Skylight window to ceiling, radiator, wood grain effect laminate flooring.



Bathroom

2.14m x 1.7m (7' 0" x 5' 7") Inset spotlights to ceiling, low level flush WC, hand wash basin inset within base units, panelled bath, shower, chrome hand towel radiator, tiled splash backs, tiled flooring.

Kitchen

4.25m x 2.67m (13' 11" x 8' 9") Inset spotlights to ceiling, double glazed windows to side, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated washing machine, integrated dishwasher, integrated oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, laminate splash backs, radiator, wood grain effect laminate flooring.



Reception Room (Opening from Lounge)

6.83m x 2.64m (22' 5" x 8' 8") Inset spotlights to ceiling, double glazed windows to rear, radiator, wood grain effect laminate flooring, uPVC framed patio doors opening to rear garden.



EXTERIOR

Rear Garden

Approximately 38ft - Immediate patio area, remainder laid to lawn.

Garage

Power and lighting, metal up and over door.

Front Garden

Paved with various bush and plants, shared driveway leading to garage.

