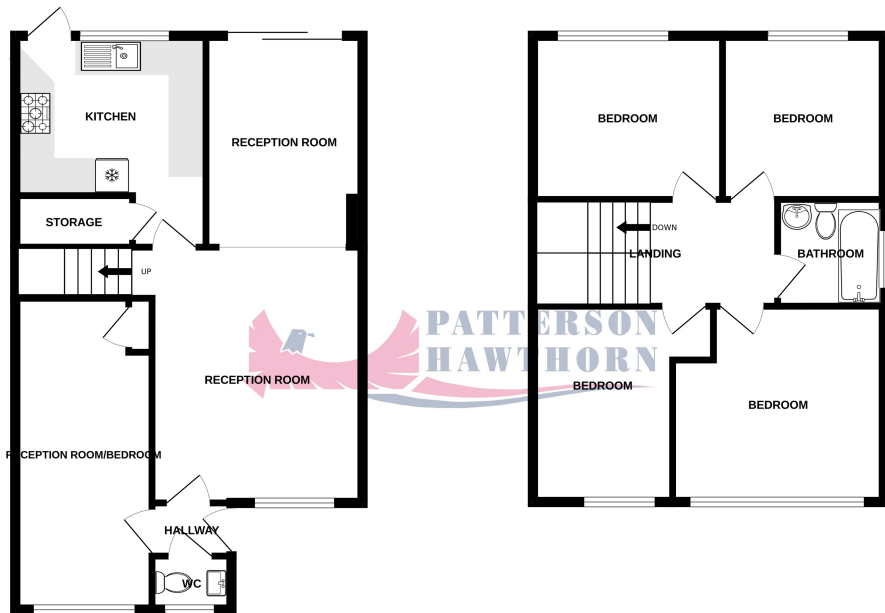


GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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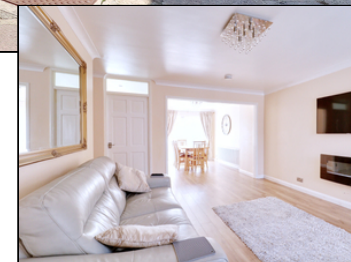
Rainham@pattersonhawthorn.co.uk



Danyon Close, Rainham

Guide Price £450,000

- GUIDE PRICE - £450,000 - £475,000
- FOUR/FIVE DOUBLE BEDROOMS SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS (INCLUDING POTENTIAL FIFTH BEDROOM)
- GROUND FLOOR WC
- 37' WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING FOR UP TO 6 CARS
- CUL-DE-SAC LOCATION IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via composite door, opening into:

Entrance Hall

Laminate flooring, doors to accommodation and ground floor WC.

Reception Room One

4.51m x 3.69m (14' 10" x 12' 1"). Double glazed windows to front, radiator, laminate flooring, stairs to first floor.

Reception Room Two

3.71m x 2.76m (12' 2" x 9' 1"). Radiator, laminate flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen

3.76m x 3.36m (12' 4" x 11' 0"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap. Integrated oven, five ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, under stairs storage cupboard, tiled splash backs, tiled flooring, uPVC framed door to rear opening to rear garden.

Bedroom Five/ Potential third reception

5.47m x 2.36m (17' 11" x 7' 9"). Double glazed windows to front, radiator, laminate flooring, built-in storage cupboard.



Ground Floor WC

1.37m x 0.9m (4' 6" x 2' 11"). Opaque double glazed window to front, low-level flush WC, hand wash basin inset on a base unit, chrome hand towel radiator, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Via split level stairs, loft hatch to ceiling leading to part boarded loft, radiator, fitted carpet.

Bedroom One

3.72m x 3.43m (12' 2" x 11' 3"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.34m x 2.88m (10' 11" x 9' 5"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.47m x 2.41m (11' 5" x 7' 11"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Four

2.84m x 2.82m (9' 4" x 9' 3"). Double glazed windows to rear, radiator, fitted carpet.

Bathroom

1.88m x 1.87m (6' 2" x 6' 2"). Opaque double glazed windows to side, tiled bath, rainfall shower, low-level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx. 37'. Immediate wraparound patio, remainder laid to lawn with raised brick and pebbled flowerbed borders. Access to front via metal gate.

Front Exterior

Paved and hardstanding giving off street parking up to six cars.

