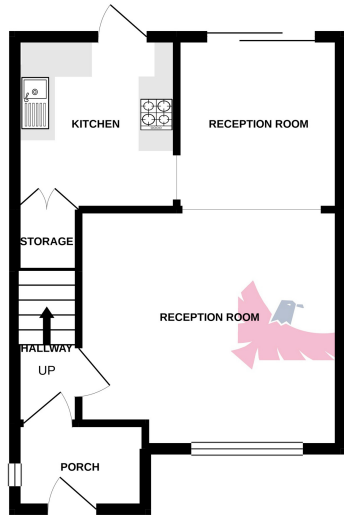
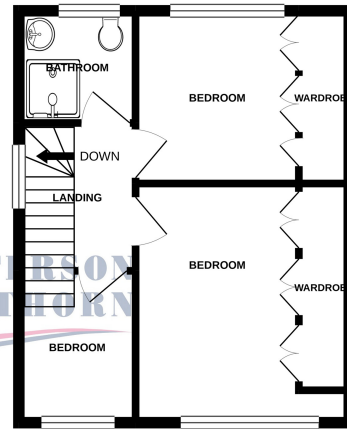


GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.




TOTAL FLOOR AREA: 736 sq.ft. (68.4 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) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D	63	
(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	

Eastwood Drive, Rainham

Offers In Excess Of £330,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- DETACHED GARAGE
- OVERLOOKING OPEN FIELDS TO REAR
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 1 MILE TO RAINHAM C2C STATION
- OFF STREET PARKING
- 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 uPVC door opening into:

Porch

Opaque double glazed windows to side, second front entrance via uPVC framed door opening into:

Hallway

Radiator, fitted carpet, stairs to first floor.

Reception Room

4.27m x 4.27m (14' 0" x 14' 0") Double glazed windows to front, radiator, fitted carpet.

Second Reception Room (Opens from First Reception Room)

2.57m x 2.71m (8' 5" x 8' 11") Radiator, fitted carpet, uPVC framed sliding doors to rear opening to rear garden.

Kitchen

2.71m x 2.54m (8' 11" x 8' 4") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for appliance, under-stairs storage cupboard housing gas and electricity meters and fuse box, tiled splash backs, uPVC framed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, opaque double glazed windows to side, fitted carpet.

Bedroom One

3.83m x 3.08m (12' 7" x 10' 1") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes and drawer units, fitted carpet.

Bedroom Two

3.34m x 2.7m (10' 11" x 8' 10") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.39m x 2.12m (7' 10" x 6' 11") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.83m x 1.76m (6' 0" x 5' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 39ft - Immediate raised patio area, gravel border, remainder laid to lawn.

Detached Garage

Power and lighting, metal up and over door to front.

Front Entrance

Hard standing shared driveway leading to rear giving off street parking in front of garage.