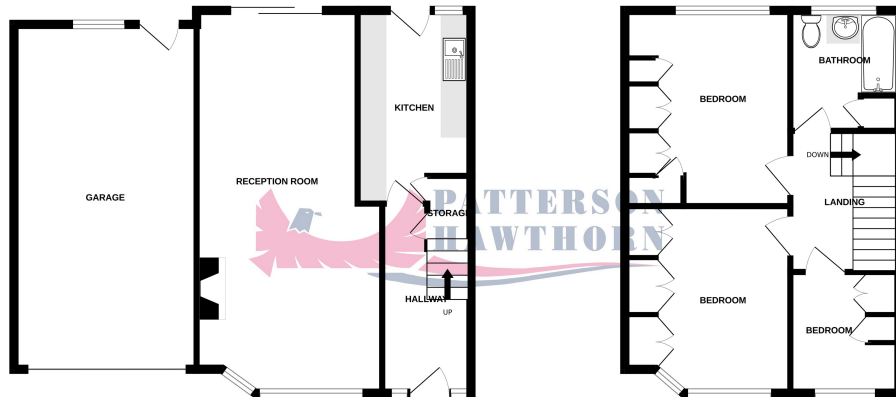



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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.
Made with Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



Woodside Close, Rainham

Offers in Excess of £430,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 22' x 11' ATTACHED GARAGE
- POTENTIAL TO EXTEND LIKE NEIGHBOURS (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- SOUGHT AFTER CUL-DE-SAC IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Storage cupboard housing metres and fuse box, radiator, fitted carpet, stairs to first floor.

Reception Room

7.47m x 3.61m (24' 6" x 11' 10") > 3.13m (10' 3") Double glazed bay windows to front, two radiators, feature fireplace, uPVC framed sliding door to rear opening to rear garden.

Kitchen

3.77m x 2.21m (12' 4" x 7' 3") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for fridge, space and plumbing for dishwasher, vinyl flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

3.83m x 3.25m (12' 7" x 10' 8") Double glazed windows to rear, radiator, fitted wardrobes, fitted drawer units, fitted carpet.

Bedroom Two

3.66m x 3.25m (12' 0" x 10' 8") Into fitted wardrobes, double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.36m x 2.12m (7' 9" x 6' 11") Double glazed windows to front, radiator, fitted wardrobe, fitted carpet.

Bathroom

2.35m x 2.1m (7' 9" x 6' 11") Double glazed windows to rear, low level flush WC, hand wash basin set on a laminate surface over a pair of base units, panelled bath, shower, cupboard housing water tank, tiled walls, radiator, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 45' x 24' Part paved and part lawn, detached timber shed.

Attached Garage

6.76m x 3.54m (22' 2" x 11' 7") Up and over door to front, double glazed windows and UPVC door to rear, power and lighting.

Front Exterior

Laid to lawn front garden with hard standing pathway, flower borders, hard standing driveway in front of garage giving off street parking.

