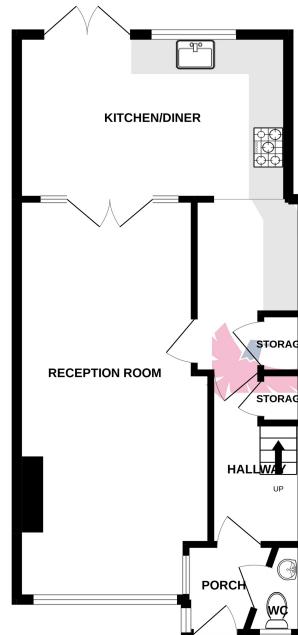


GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

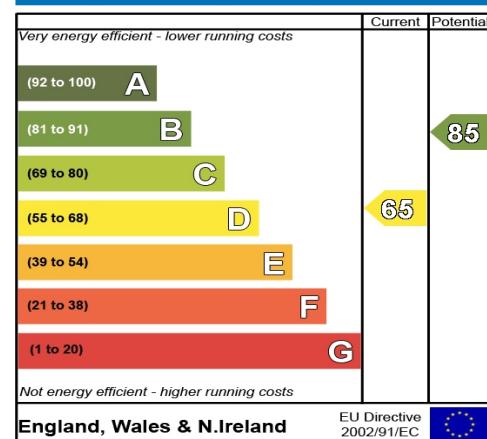


1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective purchasers are advised to make their own arrangements to be sure that the property is suitable for their needs. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating



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.



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Grove Park Road, Rainham

Guide Price £425,000

- THREE BEDROOMS EXTENDED TERRACED HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- 23' BAY FRONTED DOUBLE RECEPTION ROOM
- 20' x 15' MODERN KITCHEN/DINER
- EXTENDED PORCH & GROUND FLOOR WC
- RE-FITTED FIRST FLOOR FAMILY BATHROOM
- LANDSCAPED REAR GARDEN WITH DETACHED OUTBUILDING
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Porch

Double glazed window to side, vinyl flooring, second front entrance via hardwood door opening into entrance hall.

Ground Floor WC

Opaque double glazed window to front, loft hatch to ceiling, low-level flush WC, hand wash basin, small built-in storage cupboard with shelving, part tiled walls, tiled flooring.

Entrance Hall

Inset spotlights to ceiling, radiator, laminate flooring, under-stairs storage cupboard housing gas meter and fuse box, stairs to first floor.

Reception Room

7m x 3.37m (23' 0" x 11' 1") > 3.18m (10' 5"). Double glazed bay windows to front, radiator, laminate flooring, hardwood framed double doors to rear opening to:

Kitchen/ Diner (L-shaped)

6.11m x 4.76m (20' 1" x 15' 7"). Double glazed windows to rear, a range of matching wall and base units, hardwood work surfaces, inset butler sink with mixer tap, integrated double oven, five ring gas hob with tiled splash back, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, integrated dishwasher, built-in under stairs storage cupboard, radiator, tiled flooring, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.88m x 3.22m (into fitted wardrobe) (12' 9" x 10' 7"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.02m x 3.23m (9' 11" x 10' 7") > 2.86m x m (9' 5"). Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.04m x 1.82m (6' 8" x 6' 0"). Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.18m x 1.65m (7' 2" x 5' 5"). Double glazed windows to rear, panel bath, shower, low-level flush WC, hand wash basin inset within drawer units, chrome hand-towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx. 50'. Immediate raised patio, raised patio area to rear, remainder lead to artificial grass with raised flower bed borders.

Detached Timber Outbuilding

4.6m x 2.93m (15' 1" x 9' 7"). Windows to front, spotlight bar to ceiling, laminate work surface over a range of base units, space for tumble dryer, vinyl flooring, hardwood door to rear, hardwood double doors to front.

Front Exterior

Fully paved, giving off street parking for two cars.