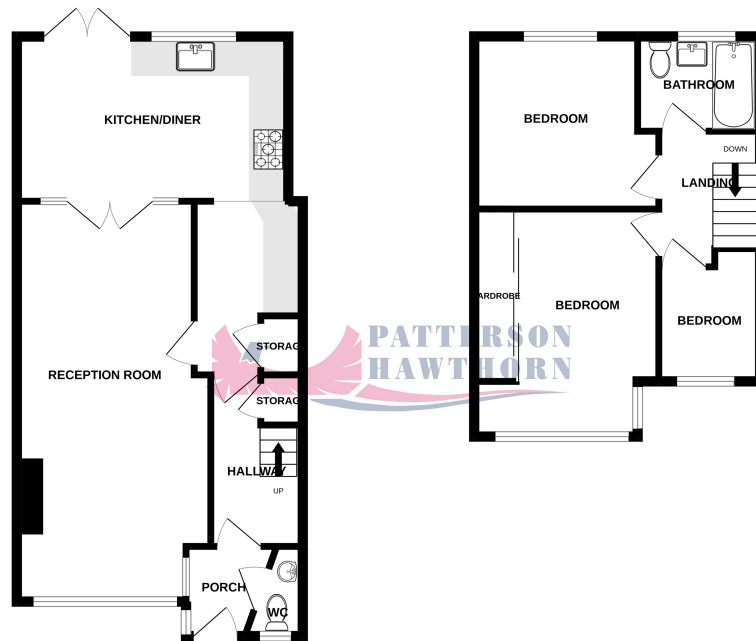


GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

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 here, measurements of plans, windows, doors 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 Metagen 10/2021

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		85
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	65	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

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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.