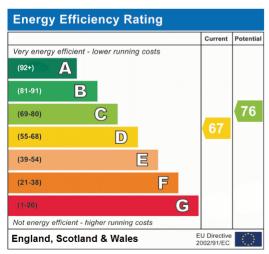


TOTAL FLOOR AREA; 595 sq.ft. (55.3 sq.m.) approx. Whilst every attent has been made to ensure the accusacy of the Scopian contained here, measurement of doors, introduces, comiss and my other terms are approximate and no responsibility is deem for any encorrange of the statement. This plan is for fluxinative purposes and uple and should be used as such for year prospective purchases. The before, specime and displanative planets all other have no been tested and no guarant properties and the statement of the planets.



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 repsentation 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.



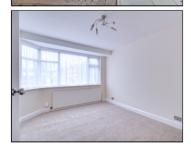
01708 500 000

Rainham@pattersonhawthorn.co.uk



Woodside Close, Rainham Guide Price £300,000

- GUIDE PRICE £300,000 £325,000
- TWO BEDROOM GROUND FLOOR MAISONETTE
- NO ONWARD CHAIN
- COMES WITH A SHARE OF FREEHOLD
- NO CHARGES
- SOUGHT AFTER CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX ONE MILE TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25
- IDEAL FIRST TIME BUY OR DOWNSIZE OPPORTUNITY





GROUND FLOOR

Side Entrance

Via uPVC door opening into:

Hallway

Spotlights to ceiling, radiator, range of built-in storage cupboards, fitted carpet.

Reception Room

4.31m x 3.02m (14' 2" x 9' 11") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom One

4.21m x 2.97m (13' 10" x 9' 9") Double glazed windows to rear, radiator, fitted wardrobe with sliding mirror doors, fitted carpet.

Bedroom Two

 $2.61m \times 2.28m (8' 7" \times 7' 6")$ Double glazed windows to front, radiator, fitted carpet.



Kitchen (L-Shaped)

3.54m x 2.97m (11' 7" x 9' 9") (Max) Spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for appliance, mosaic tiled splash back, tiled flooring, uPVC door to side opening to rear garden.

Bathroom

1.98m x 1.69m (6' 6" x 5' 7") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin, P shaped panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 70' Immediate patio, remainder laid to lawn with patio area to rear, timber shed to rear, garage to rear, access to front via timber gate.

Front Exterior

Fully paved giving potential off street parking.