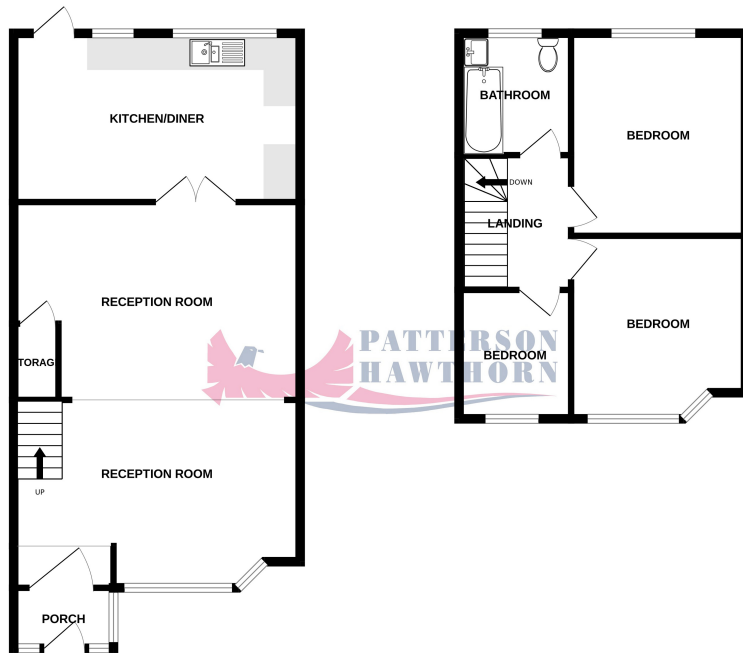


GROUND FLOOR  
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metagix 5/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



## The Glen, Rainham

### Guide Price £465,000

- GUIDE PRICE £465,000- £475,000
- EXTENDED THREE BEDROOMS SEMI DETACHED HOUSE
- PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- RE-FITTED 14' KITCHEN / DINER WITH QUARTZ WORKTOPS
- GARAGE
- HIGHLY SOUGHT AFTER ROAD WITH PLAYING FIELD TO FRONT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES & MAJOR ROADS
- APPROX 0.9 MILES TO RAINHAM C2C STATION



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)





## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, double glazed windows to front and side, tiled flooring, second front entrance via a large hardwood framed door opening into:

### **Double Reception Room**

7.5m x 5.4m (24' 7" x 17' 9") Inset spotlights to ceiling throughout, double glazed bay windows to front, three radiators, under-stairs storage cupboard housing gas and electricity metres and fuse box, laminate flooring, stairs to first floor.

### **Kitchen / Diner**

5.4m x 3.17m (17' 9" x 10' 5") Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units with LED lights, quartz work surfaces, one and a half bowl inset sink with quartz drainer and mixer tap, space for double oven with eight ring gas hob, extractor hood, integrated dishwasher, space and plumbing for washing machine, space and plumbing for American style fridge freezer, tiled splash backs, chrome hand towel radiator, tiled flooring, uPVC framed door to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to a part boarded and insulated loft with lighting, fitted carpet.



### **Bedroom One**

3.82m x 3.23m (12' 6" x 10' 7") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted wardrobes and eye-level units, laminate flooring.

### **Bedroom Two**

3.69m x 3.23m (12' 1" x 10' 7") Double glazed bay windows to front, inset spotlights to ceiling, built-in storage cupboards one housing boiler, radiator, laminate flooring.



### **Bedroom Three**

2.43m x 2.11m (8' 0" x 6' 11") Double glazed windows to front, radiator, laminate flooring.

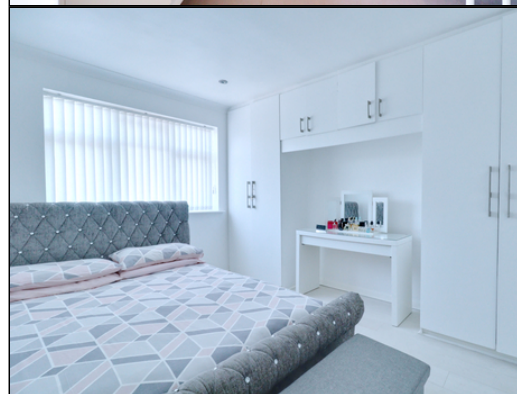
### **Bathroom**

2.3m x 2.09m (7' 7" x 6' 10") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within drawer units, quartz tiled bath, radiator, tiled walls, quartz tiled flooring.

## **EXTERIOR**

### **Rear Garden**

0m x 0m (0' 0" x 0' 0") Approximately 60' Immediate hard standing patio, remainder laid to lawn with hard standing path to centre, flowerbed borders, access to rear via metal gate.



### **Garage**

Metal up and over door to front, hardwood door to rear, power and lighting.

### **Front Exterior**

Fully paved with a brick wall surround and metal gate, shared driveway to side leading to garage.

