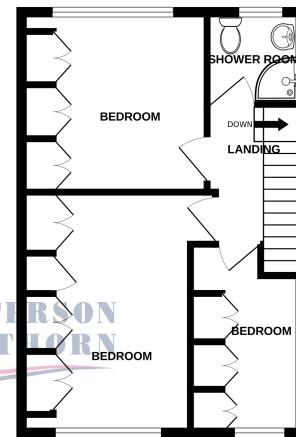
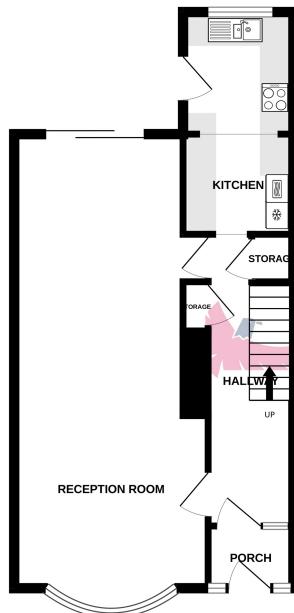


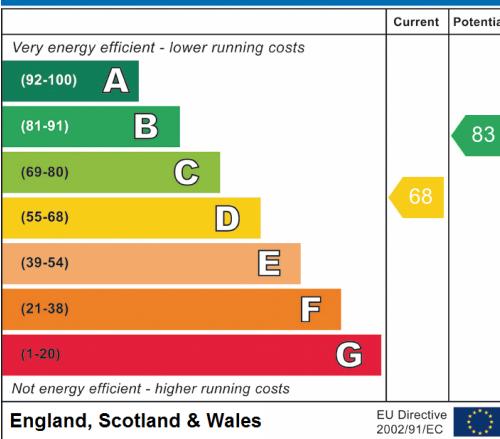
GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq ft. (78.4 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. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The heating, sanitary and electrical systems 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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Morgan Way, Rainham

Guide Price £425,000

- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD
- 25' RECEPTION ROOM
- RE-FITTED KITCHEN & SHOWER ROOM
- FITTED WARDROBES TO ALL BEDROOMS
- LANDSCAPED REAR GARDEN
- DETACHED GARAGE & PARKING TO REAR



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Porch

Double glazed windows to front, tiled flooring, second front entrance via uPVC framed door opening into:

Hallway

Opaque double glazed windows to front, radiator, laminate flooring, stairs to first floor, built-in storage cupboard housing water tank, under stairs storage cupboard housing gas and electricity meters.

Reception Room

7.92m x 3.37m (max) (26' 0" x 11' 1"). Double glazed bay windows to front, two radiators, feature fireplace, laminate flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen

4.19m x 1.92m (13' 9" x 6' 4"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink drainer with mixer tap, integrated oven, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, four ringed electric hob, extractor hood, part tiled walls, tiled flooring, uPVC framed door opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One

4.2m x 3.03m (13' 9" x 9' 11"). Double glazed windows to front, radiator, fitted wardrobes and over-bed units, fitted drawer unit, fitted carpet.

Bedroom Two

3.14m x 2.98m (10' 4" x 9' 9"). Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.75m x 2.13m (9' 0" x 7' 0"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Shower Room

1.89m x 1.67m (6' 2" x 5' 6"). Opaque double glazed windows to rear, inset spotlights to ceiling, low level flush WC, hand wash basin inset within base units, shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.

EXTERIOR

Rear Garden

Approx. 48'. Immediate sandstone patio, flowerbed borders, small patio area to rear, remainder laid to artificial grass.

Detached Garage

Power and lighting, metal up and over door to rear, hardwood door to front, garage accessed via Morgan Way.

Front Exterior

Fully paved with raised brick flowerbed borders.