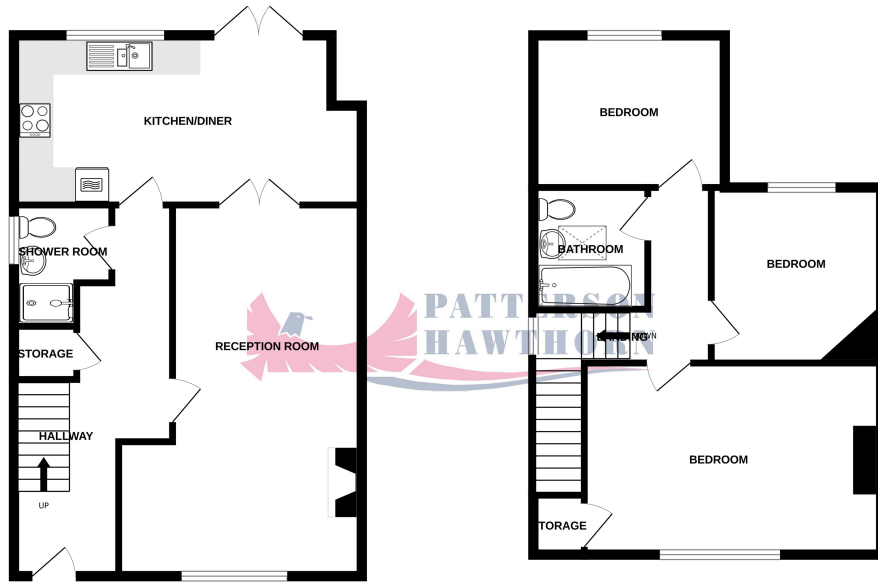


GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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 Metropro 02/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Rainham@pattersonhawthorn.co.uk



West Close, Rainham

£450,000

- THREE LARGE BEDROOMS SEMI DETACHED HOUSE
- IMMACULATEDLY MAINTAINED & PRESENTED THROUGHOUT
- 90' LANDSCAPED REAR GARDEN LAID TO IMPRINTED CONCRETE
- OFF STREET PARKING FOR UP TO 4 CARS
- CUL-DE-SAC LOCATION IN THE HEART OF RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.6 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Under-stairs storage cupboard housing fuse box, radiator, tiled flooring, stairs to first floor.

Ground Floor WC / Shower Room

2.12m x 1.7m (6' 11" x 5' 7") Inset spotlights to ceiling, double glazed window to side, low-level flush WC, hand wash basin with mosaic tiled splash back, shower cubicle with mosaic tiled walls, radiator & heated towel rail, tiled flooring.

Reception Room

6.48m x 3.27m (21' 3" x 10' 9") Double glazed windows to front, exposed brick fireplace, two radiators, laminate flooring, hardwood framed double doors to rear opening into:

Kitchen / Diner

6.07m x 2.96m (19' 11" x 9' 9") 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 Butler-style inset sink and drainer with mixer tap, integrated double oven with four ring induction hob, extractor hood, integrated dishwasher, space and plumbing for washing machine, integrated fridge, integrated freezer, space for wine cooler, tiled splash backs, radiator, tiled flooring, aluminum framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Via split-level stairs, loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

5.19m x 3.33m (17' 0" x 10' 11") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.34m x 2.65m (10' 11" x 8' 8") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.06m x 2.97m (10' 0" x 9' 9") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.13m x 2.01m (7' 0" x 6' 7") Inset spotlights to ceiling, skylight window to side, low-level flush WC, hand wash basin with tiled splash back, panelled bath, part tiled walls, radiator & heated towel rail, granite tiled flooring.

EXTERIOR

Rear Garden

Approximately 90' Mostly laid to imprinted concrete, remainder laid to lawn with access to front via timber gate.

Detached Timber Outbuilding

4.87m x 2.38m (16' 0" x 7' 10") Power and lighting, windows, hardwood double doors.

Two Timber Sheds

One with power.

Front Exterior

Hard standing giving off street parking for up to four cars, additional shared driveway to side.