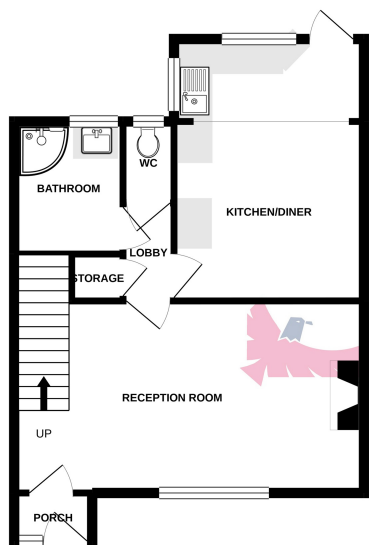


GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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 operation or efficiency can be given. Made with Metrege 1/2021.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	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

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West Close, Rainham Guide Price £400,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- WELL MAINTAINED & PRESENTED THROUGHOUT
- 20' RECEPTION ROOM & 15' KITCHEN DINER
- REAR GARDEN IN EXCESS OF 80' WITH DETACHED SUMMERHOUSE
- QUIET CUL-DE-SAC VILLAGE LOCATION
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.6 MILES TO RAINHAM C2C STATION
- OFF STREET PARKING FOR TWO CARS



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GROUND FLOOR

Front Entrance

Via Composite door, opening into:

Porch

Opaque double glazed window to front, tiled flooring, second front entrance via hardwood door. opening into:

Reception Room

6.1m x 3.34m (20' 0" x 10' 11"). Double glazed windows to front, two radiators, exposed wooden beams, feature fireplace, fitted carpet, under-stairs storage cupboard, stairs to first floor.

Lobby

Airing Cupboard, fitted carpet.

Ground Floor Bathroom

2.31m x 1.83m (7' 7" x 6' 0"). Opaque double glazed window to rear, hand wash basin with waterfall mixer tap inset upon a stone surface, shower cubicle, radiator, tiled walls, chrome hand towel radiator, tiled flooring.

WC

Opaque double glazed window to rear, low-level flush WC, tiled walls, tiled flooring.



Kitchen - Diiner

4.84m x 3.23m (15' 11" x 10' 7"). Double glazed windows to rear and side, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for large cooker with five ring gas Hob, space for freestanding fridge freezer, space for tumble dryer, radiator, tiled splash backs, tiled flooring, composite door to rear opening to rear garden.

FIRST FLOOR

Landing

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

Bedroom One

5.17m (into fitted wardrobes) > 4.58m (17' 0" > 15' 0") x 3.36m (11' 0"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Ensuite Shower Room

Inset spotlights to ceiling, low-level flush WC, hand-wash basin, shower cubicle, tiled walls, tiled flooring.

Bedroom Two

3.1m x 2.94m (10' 2" x 9' 8"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.07m x 2.2m (10' 1" x 7' 3"). Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approx. 84'. Part paved, part laid to lawn, various bush and plant borders, raised brick built borders, plastic shed to rear, timber shed to front, access to front via metal gate.

Detached Brick Summerhouse

Re-fitted uPVC double glazed windows, tiled flooring, power & lighting.

Front Exterior

Mostly hard standing giving off street parking for two cars, paved front garden with bush and plant borders.

