



PATTERSON
HAWTHORN

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	58	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Eastwood Drive, Rainham

Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE BEDROOMS
- SEMI DETACHED BAY FRONTED BUNGALOW
- IMMACULATE THROUGHOUT
- EXTENDED TO REAR
- 60' LANDSCAPED, UN-OVERLOOKED GARDEN WITH DETACHED SUMMERHOUSE
- EASY ACCESS TO A13 & M25
- 0.9 MILES TO RAINHAM C2C STATION
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via hardwood door opening into storm porch, fitted carpet, second front entrance via hardwood framed door opening into:

Hallway

Built in storage cupboard, fitted carpet.

Bedroom One

3.89m x 3.32m (12' 9" x 10' 11") into fitted wardrobes, double glazed bay windows to front, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

Bedroom Two

3.28m x 3.05m (10' 9" x 10' 0") Double glazed windows to front, radiator, fitted wardrobes with sliding mirrored doors, fitted carpet.

Bedroom Three (Currently used as a Dining Room)

3.31m x 3.05m (10' 10" x 10' 0") Aluminium framed sliding doors to rear opening to rear garden, radiator, fitted carpet.

Bathroom

2.31m x 1.65m (7' 7" x 5' 5") x 1.81m (5' 11") Opaque double glazed windows to side, low-level flush WC, hand wash basin inset within base units with a laminate surface, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



Kitchen

2.44m x 2.26m (8' 0" x 7' 5") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space for fridge, space for freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, tile effect vinyl flooring, aluminium framed door to side opening to side and rear garden.



Reception Room

4.49m x 3.97m (14' 9" x 13' 0") Aluminium framed sliding doors to rear opening to rear garden, two radiators, built-in storage and shelving units, feature fireplace, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60ft - Immediate raised patio area (from reception room), patio area to side, raised patio area to rear, remainder laid to lawn with various bush and borders and brick built pond.

Detached Timber Summerhouse

To rear, with power and lighting.

Front Exterior

Fully paved giving off street parking for multiple vehicles.

