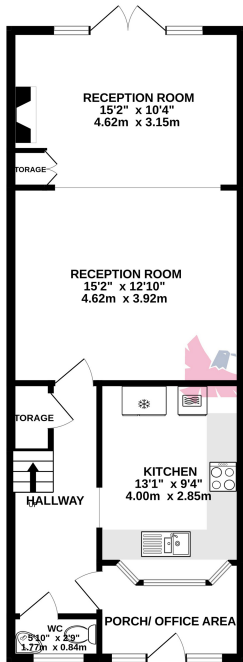
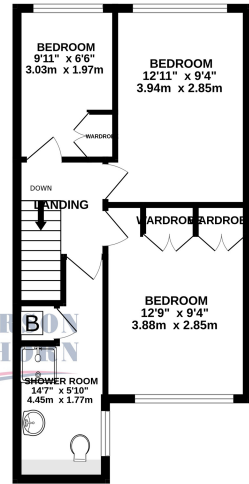


GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA - 1040 sq.ft. (96.6 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 prices, options and appliances shown here are not to be taken as a guarantee as to their operability or efficiency can be given. Head with reference 102024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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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Louise Gardens, Rainham £425,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EXTENDED TO FRONT & REAR
- EXCELLENT CONDITION THROUGHOUT
- TWO RECEPTION ROOMS
- BAY FRONTED MODERN FITTED KITCHEN
- GROUND FLOOR WC
- EXTENDED FRONT PORCH
- RE-FITTED SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, obscure double glazed windows to front, tiled flooring, second entrance via uPVC door opening into:

Hallway

Under stairs storage cupboard housing metres, fuse box and safe, radiator, hardwood flooring, stairs to first floor.

Ground Floor WC

Obscure double glazed window to front, low level flush WC, corner hand wash basin set on a mosaic tiled surface and splash back, radiator, hardwood flooring.

Kitchen

3.6m x 2.84m (11' 10" x 9' 4") Double glazed bay windows to front, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space for American-style fridge freezer, space and plumbing for washing machine, laminate splash back, part tiled walls, hardwood flooring.

Reception Room One

4.62m x 3.94m (15' 2" x 12' 11") Radiator, hardwood flooring.



Reception Room Two (Opens from Reception Room Two)

4.43m x 3.14m (14' 6" x 10' 4") Feature gas fireplace with stone heath and mantlepiece, built-in base level storage units, radiator, hardwood flooring, double glazed windows and uPVC framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, laminate flooring.

Bedroom One

3.88m (Into fitted wardrobes) x 2.86m (12' 9" x 9' 5") Double glazed windows to front, radiator, laminate flooring, fitted wardrobes.

Bedroom Two

3.93m x 2.56m (12' 11" x 8' 5") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.03m x 1.97m (9' 11" x 6' 6") Double glazed windows to rear, built-in bed unit with ottoman storage, fitted single wardrobe, radiator, laminate flooring.



Shower Room

4.44m > 2.58m (14' 7" > 8' 6") x 1.66m (5' 5") Obscure double glazed windows to side, low level flush WC under surface with base unit, hand wash basin, rainfall shower cubicle, radiator, part tiled walls, built-in storage cupboard housing boiler, part vinyl part carpet flooring.



EXTERIOR

Rear Garden

Approximately 19' x 18') Fully paved with flowerbed borders, external power and tap, access to front via metal gate, access to rear via metal gate.

Garage In Block

To rear.

Front Exterior

Fully paved giving off street parking.

