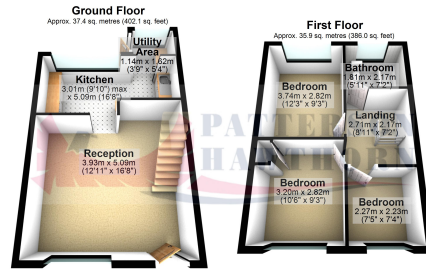



Total area: approx. 73.2 sq. metres (788.0 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>71</b>	<b>71</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.

## Surridge Close, Rainham

Guide Price £425,000

- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM SEMI DETACHED HOUSE
- GOOD CONDITION THROUGHOUT
- SOUGHT AFTER CUL-DE-SAC LOCATION
- FAVOURED NORTH SIDE OF RAINHAM
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- GARAGE/OUTBUILDING WITH FITTED KITCHEN UNITS
- OFF STREET PARKING
- 48' REAR GARDEN WITH SHELTERED BAR AREA







## GROUND FLOOR

### **Front Entrance**

Via composite door opening into porch, inset spotlights to ceiling, obscure double glazed window to front, laminate flooring, second front entrance via hardwood framed door opening into:

### **Reception Room**

5.33m x 5.33m (17' 6" x 17' 6") > 4.54m (14' 11") Double glazed windows to front, radiator, under stairs storage cupboard, laminate flooring, stairs to first floor.

### **Kitchen / Diner**

5.29m x 2.41m (17' 4" x 7' 11") > 1.78m (5' 10") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for dishwasher, breakfast bar area, space for freestanding fridge freezer, space for integral microwave, radiator, part tiled walls, tiled flooring.

### **Utility Room**

1.67m x 1.15m (5' 6" x 3' 9") Inset spotlights to ceiling, double glazed windows to rear, laminate work surfaces over space and plumbing for washing machine, a range of wall and base units, carpet tiled flooring, uPVC framed obscure double glazed single door to rear opening to rear garden.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling leading to part boarded loft, over-stairs storage cupboard, fitted carpet.



### **Bedroom One**

3.77m x 3.0m (12' 4" x 9' 10") (Into fitted wardrobes) Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.23m x 3.0m (10' 7" x 9' 10") Double glazed windows to rear, radiator, built-in storage cupboard housing boiler, laminate flooring.

### **Bedroom Three**

2.28m x 2.24m (7' 6" x 7' 4") Double glazed windows to front, radiator, laminate flooring.

### **Bathroom**

2.23m x 1.83m (7' 4" x 6' 0") Obscure double glazed windows, shower, low-level flush WC, hand wash basin, radiator, tiled walls, laminate flooring.

## EXTERIOR

### **Rear Garden**

Approximately 48' Immediate patio, remainder laid to lawn with paved pathway, slate gravel borders, raised decking area and bar with power to rear, access to rear via timber gate, access to front via metal gate.

### **Garage / Outbuilding**

4.7m x 2.9m (15' 5" x 9' 6") Up and over door to front, a range of matching wall and base units, laminate work surfaces, space for tumble dryer, space for freestanding fridge freezer, power and lighting, hardwood door to rear (from bar area).

### **Front Exterior**

Paved giving off street parking, shared hard standing driveway to side leading to garage/outbuilding.

