



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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 operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 to 100) A | |
| (81 to 91) B | |
| (69 to 80) C | |
| (55 to 68) D | 79 |
| (39 to 54) E | 66 |
| (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 (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 to 100) A | |
| (81 to 91) B | |
| (69 to 80) C | |
| (55 to 68) D | 73 |
| (39 to 54) E | 60 |
| (21 to 38) F | |
| (1 to 20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England, Wales & N.Ireland EU Directive 2002/91/EC | |

Eastwood Drive, Rainham

£425,000

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- VASTLY EXTENDED
- ENSUITE TO MASTER
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- UTILITY ROOM
- OFF STREET PARKING



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.



GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Double glazed windows to front, two radiators, large under-stairs storage cupboard, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.23m x 3.8m (13' 11" x 12' 6") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Dining Room

5.23m x 4.23m (17' 2" x 13' 11") Double glazed windows, two radiators, wood grain effect laminate flooring, uPVC framed double doors leading to rear garden.

Ground Floor WC

2.01m x 0.84m (6' 7" x 2' 9") Double glazed windows to rear, low level flush WC, hand wash basin with tiled splash back, radiator, wood grain effect laminate flooring.

Kitchen

4.34m x 3.0m (14' 3" x 9' 10") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space for double cooker, space for fridge, space and plumbing for dishwasher, tiled splash backs, radiator, breakfast bar area, tile effect vinyl flooring.

Utility Room

3.37m x 2.01m (11' 1" x 6' 7") Double glazed windows to rear, range of matching wall and base units,



laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs, radiator, tile effect vinyl flooring, uPVC framed door to side opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

5.15m x 4.33m (16' 11" x 14' 2") 5.15m x 4.33m > 2.44m (8' 0") Double glazed windows front and rear, radiator, built in storage cupboards, fitted wardrobes, fitted carpet.

Ensuite Bathroom

Comprising low level flush WC, hand wash basin inset within base units, shower cubicle, opaque double glazed window to rear, radiator, tiled walls, tiled flooring.

Bedroom Two

3.83m x 3.03m (12' 7" x 9' 11") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

3.33m x 2.75m (10' 11" x 9' 0") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

2.37m x 2.09m (7' 9" x 6' 10") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.78m x 1.76m (5' 10" x 5' 9") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled splash backs, wood grain effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 96ft – Immediate raised patio area, remainder laid to lawn, access to front via timber gate.

Front Exterior

Hard standing giving off street parking for multiple vehicles.