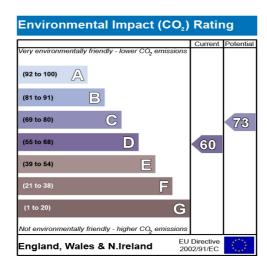


TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.
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as to their openability of efficiency can be given.

# Energy Efficiency Rating Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (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



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# 01708 500 000

Rainham@pattersonhawthorn.co.uk



# 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





### **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

 $4.23 \,\mathrm{m}\,\mathrm{x}\,3.8 \,\mathrm{m}\,(13'\,11''\,\mathrm{x}\,12'\,6'')$  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**

 $2.01 \text{m} \times 0.84 \text{m}$  (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**

 $5.15 \,\mathrm{m} \times 4.33 \,\mathrm{m}$  (16' 11" x 14' 2")  $5.15 \,\mathrm{m} \times 4.33 \,\mathrm{m} > 2.44 \,\mathrm{m}$  (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.