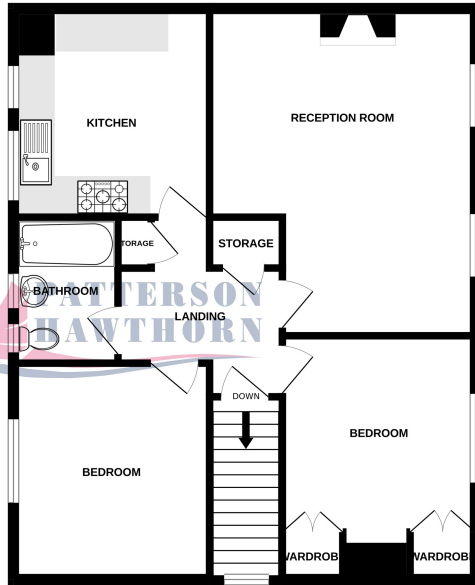
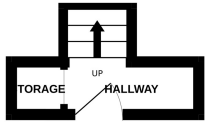


GROUND FLOOR  
37 sq.ft. (3.5 sq.m.) approx.

1ST FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.8 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.  
Made with Merge v10/23

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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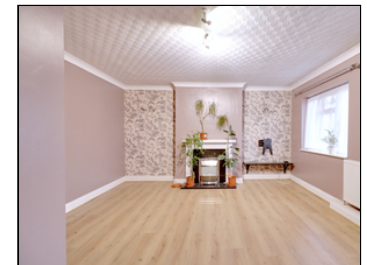
Rainham@pattersonhawthorn.co.uk



## Burwood Gardens, Rainham

### Guide Price £280,000

- TWO DOUBLE BEDROOMS FIRST FLOOR MAISONETTE
- GOOD CONDITION THROUGHOUT
- 60' PRIVATE REAR GARDEN
- 17' RECEPTION ROOM
- RE-FITTED LAMINATE FLOORING WITH THERMAL UNDERLAY
- RE-FITTED KITCHEN
- OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Side Entrance**

Via uPVC door opening into:

### **Hallway**

Built in storage cupboard, additional storage space, radiator, vinyl flooring, stairs to first floor.

## **FIRST FLOOR**

### **Second Front Entrance**

Via hardwood door opening into:

### **Landing**

Loft hatch to ceiling, two built-in storage cupboards, laminate flooring.

### **Reception Room**

5.25m x 4.27m (17' 3" x 14' 0") > 3.1m (10' 2") Double glazed windows to front, two radiators, feature electric fireplace, laminate flooring,



### **Kitchen**

3.35m x 3.15m (11' 0" x 10' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, five ring gas hob, extractor hood, integrated oven, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, laminate splash backs, part tiled walls, vinyl flooring.

### **Bedroom One**

3.71m x 3.13m (12' 2" x 10' 3") Double glazed windows to front, radiator, built-in storage cupboards, laminate flooring.



### **Bedroom Two**

3.46m x 3.15m (11' 4" x 10' 4") Double glazed windows to rear, radiator, built-in storage space, laminate flooring.

### **Bathroom**

2.34m x 1.68m (7' 8" x 5' 6") Opaque double glazed windows to rear, panelled bath, shower, low-level flush WC, hand wash basin, radiator, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 60' Laid to lawn with hard standing path to centre,

### **Front Exterior**

Hard standing driveway giving off street parking.

