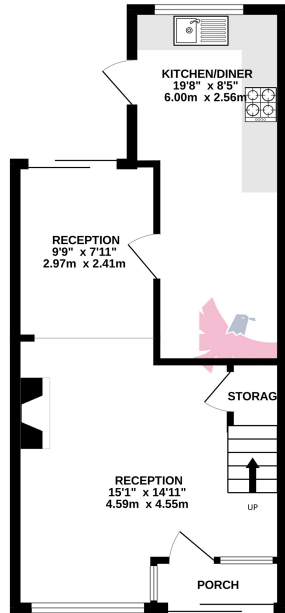
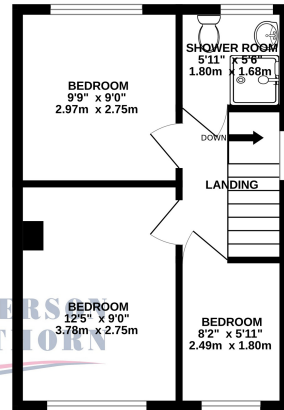


GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreXr 02024



01708 500 000

Rainham@pattersonhawthorn.co.uk



Berwick Road, Rainham

£425,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EXTENDED TO REAR
- TWO RECEPTIONS
- 19' KITCHEN/DINER
- RECENTLY REDECORATED THROUGHOUT
- DOUBLE GARAGE
- OFF STREET PARKING
- POPULAR ROAD IN FAVOURED NORTH SIDE OF RAINHAM



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC framed double glazed sliding door opening into porch; laminate flooring, second front entrance via hardwood door opening into:

Reception Room One

4.66m x 4.4m (15' 3" x 14' 5") Double glazed bay windows to front, fixed single glazed window to front looking into porch, two radiators, feature gas fireplace, under stairs storage cupboard housing metres and fuse box, fitted carpet.

Reception Room Two (Open Plan from Reception Room One)

2.96m x 2.41m (9' 9" x 7' 11") Radiator, fitted carpet, aluminium framed double glazed sliding door to rear opening to rear garden.

Kitchen / Diner

6.0m x 2.55m (19' 8" x 8' 4") > 2.14m (7' 0") Spotlights to ceiling, double glazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for appliance, tiled splash back, radiator, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, obscure double glazed windows to side, fitted carpet.

Bedroom One

3.71m x 2.72m (12' 2" x 8' 11") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

2.98m x 2.76m (9' 9" x 9' 1") Double glazed windows to rear, radiator, underlay flooring.

Bedroom Three

2.48m x 1.86m (8' 2" x 6' 1") Double glazed windows to front, radiator, underlay flooring.

Shower Room

1.7m x 1.7m (5' 7" x 5' 7") Double glazed windows, low level flush WC, hand wash basin set on base units, shower cubicle, tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 30' (Max to rear of garage) Hardstanding wrap-around area, remainder paved with flowerbed borders, double garage to rear.

Double Garage

Front Exterior

Fully paved giving off street parking.