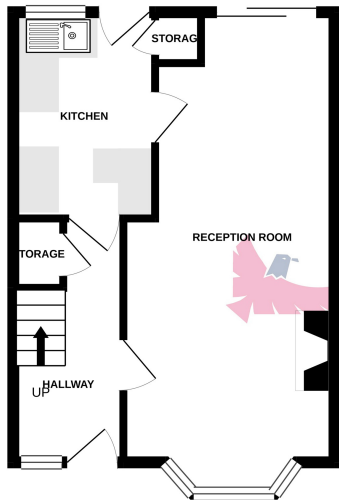
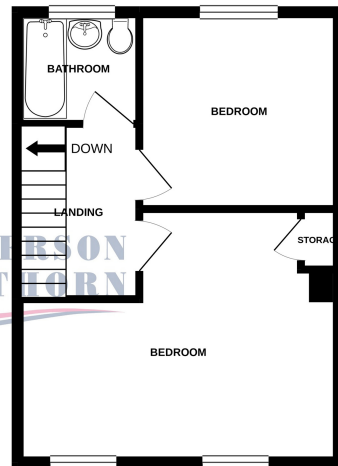


GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
Made with Metapix ©2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		<b>88</b>
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>		
(39 to 54)	<b>E</b>	<b>41</b>	
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



## Mygrove Gardens, Rainham

£350,000

- TWO DOUBLE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- 24' BAY FRONTED RECEPTION ROOM
- POTENTIAL TO EXTEND STPP
- 16' DETACHED GARAGE WITH POWER & LIGHTING
- OFF STREET PARKING FOR TWO CARS
- POPULAR, QUIET CUL-DE-SAC IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door, opening into:

### **Hallway**

Opaque double glazed windows to front, under stairs storage cupboard housing gas and electricity meters, electric storage heater, fitted carpet, stairs to first floor.

### **Reception Room**

7.55m (into bay) x 3.16m > 2.71m (24' 9" x 10' 4" > 8' 11"). Double glazed bay windows to front, feature gas fireplace, electric storage heater, uPVC framed sliding doors to rear opening to rear garden, fitted carpet.

### **Kitchen**

2.86m x 2.15m (9' 5" x 7' 1"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, space for freestanding fridge freezer, space for another fridge, tiled walls, fitted carpet, uPVC framed door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with pull-down ladder, fitted carpet.

### **Bedroom One**

5m x 3.71m > 2.47m (16' 5" x 12' 2" > 8' 1"). Double glazed windows to front, electric storage heater, built-in storage cupboard housing water tank, fitted carpet.

### **Bedroom Two**

3.06m x 2.98m (10' 0" x 9' 9"). Double glazed windows to rear, electric storage heater, fitted carpet.

### **Bathroom**

1.84m x 1.69m (6' 0" x 5' 7"). Opaque double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath, shower, part tiled walls, electric storage heater, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approx. 40'. Immediate hard standing area, remainder laid to lawn with paved pathway, bush and plant borders.

### **Detached Garage**

4.98m x 2.81m (16' 4" x 9' 3"). Metal up and over door to rear, power and lighting, garage accessed via Mygrove Road.

### **Front Exterior**

Paved, giving off street parking for two cars.