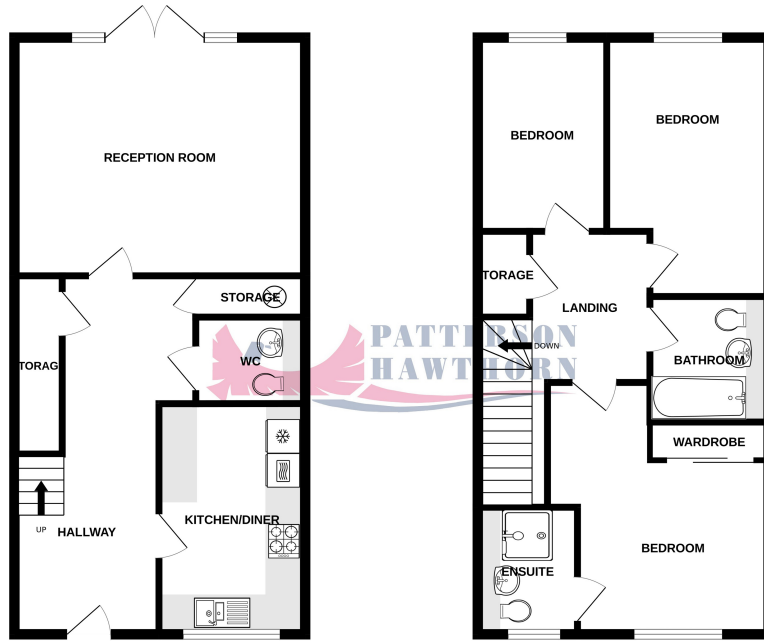


GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Measure 10/2014

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(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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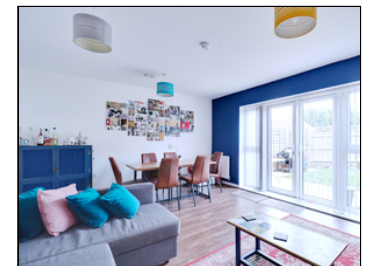
Rainham@pattersonhawthorn.co.uk



## Haven Road, Rainham

£450,000

- THREE LARGE BEDROOM TERRACED HOUSE
- 2019 NEW BUILD
- APPROX 5 YEARS BUILDER'S WARRANTY REMAINING
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- TWO ALLOCATED PARKING SPACES
- RARE OPPORTUNITY IN SOUGHT AFTER NEW DEVELOPMENT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

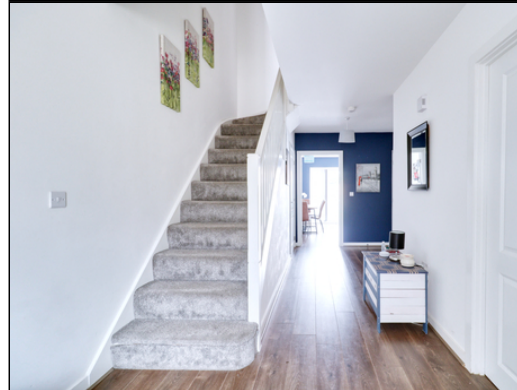
6.42m x 2.41m (21' 1" x 7' 11") (Max) Radiator, large under stairs storage cupboard housing electricity meter and fuse box with lighting, additional built in storage cupboard housing water tank, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

5.05m x 4.06m (16' 7" x 13' 4") Double glazed windows to rear, two radiators, laminate flooring, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

4.01m x 2.56m (13' 2" x 8' 5") Double glazed windows to front, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, space and plumbing for dishwasher, breakfast bar area, laminate splash back, radiator, laminate flooring.



### **Ground Floor WC**

1.89m x 1.5m (6' 2" x 4' 11") Inset spotlights to ceiling, low level flush WC, hand wash basin, chrome hand towel radiator, laminate flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, large built-in storage cupboard, radiator, fitted carpet.

### **Bedroom One**

4.36m > 3.68m (14' 4" > 12' 1") x 3.94m > 3.32m (12' 11" > 10' 11") Into fitted wardrobe, double glazed windows to front, fitted wardrobes with sliding mirrored doors, radiator, fitted carpet.

### **Ensuite Shower Room**

2.2m x 1.64m (7' 3" x 5' 5") Obscure double glazed window to front, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, vinyl flooring.

### **Bedroom Two**

4.4m x 2.72m (14' 5" x 8' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

3.36m x 2.24m (11' 0" x 7' 4") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.18m x 2.05m (7' 2" x 6' 9") Low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 23' x 17' Part paved part laid to lawn with slate gravel to rear, access to rear via timber gate.

### **Front Exterior**

Laid to lawn front garden, paved pathway to front, two allocated parking spaces.