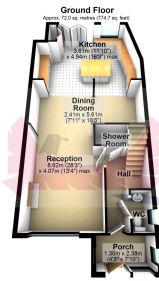



Total area: approx. 113.6 sq. metres (1225.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

Abbots Close, Rainham

Guide Price £500,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- TWO RECEPTIONS
- MODERN KITCHEN WITH ISLAND, QUARTZ WORKTOPS & BI-FOLDING DOORS
- GROUND FLOOR WC & SEPARATE SHOWER ROOM
- LUXURY VINYL FLOORING & UNDERFLOOR HEATING
- GARAGE & OFF STREET PARKING
- CUL DE SAC LOCATION IN FAVOURED NORTH SIDE OF RAINHAM





GROUND FLOOR

Front Entrance

Via composite door opening into:

Porch

2.41m x 1.31m (7' 11" x 4' 4") Double glazed windows both sides and front with integral shutter blinds, entrance matt flooring, second front entrance via uPVC framed obscured double glazed single door opening into:

Entrance Hall

Inset spotlights to ceiling, under stairs storage space, luxury vinyl flooring with with underfloor heating, carpeted stairs to first floor.

Ground Floor WC

1.74m x 0.86m (5' 9" x 2' 10") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on hardwood surface over a pair of base units with fan heater under, tiled splashbacks, eye-level wall unit, built-in shelving, laminate flooring with underfloor heating.

Ground Floor Shower Room

2.4m x 0.84m (7' 10" x 2' 9") Shower cubicle, a range of wall and base units, built in shelving, gunmetal grey modern radiator, uPVC panelled walls, luxury vinyl flooring with underfloor heating.

Reception Room One

4.88m x 3.62m (16' 0" x 11' 11") Inset spotlights to ceiling, double glazed windows with integral shutter blinds to front, media wall with LED lighting and built-in feature electric fire, radiator, laminate flooring.

Reception Room Two

5.43m x 2.42m (17' 10" x 7' 11") Inset spotlights and speakers to ceiling, built-in media wall with a range of wall and base units, built-in glass shelving, luxury vinyl flooring with underfloor heating.



Kitchen / Diner (Irregular Shaped)

5.1m (Max) x 3.62m (16' 9" x 11' 11") Two skylight windows to rear ceiling, inset spotlights and speakers to ceiling, double glazed windows to rear, a range of matching wall and base units, integrated fridge, integrated freezer, integrated oven with warming drawer, integrated microwave, integrated dishwasher, space and plumbing for washing machine, quartz work surfaces, one and a half bowl inset sink and drainer with mixer tap, kitchen island with a range of base and drawer units under quartz work surface, five ring induction hob (existing gas supply), extractor hood, luxury vinyl flooring with underfloor heating, uPVC framed double glazed bi-folding doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling within integral pull-down ladder leading to boarded loft with cushioned flooring and lighting, inset spotlights to ceiling, obscure double glazed windows to side, fitted carpet.

Bedroom One

3.99m x 3.17m (13' 1" x 10' 5") Inset spotlights to ceiling, double glazed windows to front, radiator, air-conditioning unit, built-in clothes rails, fitted carpet.

Bedroom Two

3.65m x 3.23m (12' 0" x 10' 7") Double glazed windows to rear, radiator, inset spotlights to ceiling, fitted wardrobes, fitted carpet.

Bedroom Three

2.84m x 2.44m (9' 4" x 8' 0") Double glazed windows to front, radiator, inset spotlights to ceiling, built-in over-stairs storage cupboard, fitted carpet.

Bathroom

2.35m x 1.82m (7' 9" x 6' 0") Obscure double glazed window to side and rear, inset spotlights to ceiling, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, part tiled walls, laminate flooring with underfloor heating.

EXTERIOR

Rear Garden

Approximately 66' Immediate patio, remainder laid to artificial grass, composite patio to rear, raised flowerbed border, access to front via metal security gate.

Detached Brick Outbuilding

6.88m x 3.94m (22' 7" x 12' 11") Double glazed windows to front, inset spotlights to ceiling, power, uPVC framed sliding doors to front.

Garage

4.86m x 2.55m (15' 11" x 8' 4") Power and lighting, double glazed windows, electric roller door to front, uPVC door to side.

Front Exterior

Fully paved giving off street parking, hardstanding shared driveway to side giving access to garage via double metal gates.