


GROUND FLOOR

1ST FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Davies Close, Rainham
Offers In Excess Of £350,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- DETACHED GARAGE
- QUIET CUL-DE-SAC
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY
- FAVOURED NORTH RAINHAM AREA
- OFF STREET PARKING



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.



GROUND FLOOR

Front Entrance

Via uPVC framed sliding door into storm porch, wood grain effect laminate flooring, second door uPVC framed opening into:

Hallway

Under-stairs storage cupboard housing gas and electricity meters, radiator, wood grain effect laminate flooring, stairs to first floor.

Lounge / Diner

7.29m x 3.5m (23' 11" x 11' 6") > 2.69m (8' 10") Double glazed windows to front, two radiators, grey wood grain effect laminate flooring, uPVC framed sliding patio doors opening to rear garden.

Kitchen

3.37m x 2.43m (11' 1" x 8' 0") Opaque double glazed windows to side, range of matching wall and base units, laminate work surfaces, inset sink and drainer with brushed chrome mixer tap, space and plumbing for washing machine, integrated double oven, four ringed electric hob, extractor hood, integrated dishwasher, space for free standing fridge freezer, laminate splash backs, grey wood grain effect laminate flooring, uPVC framed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integrated ladder leading to fully boarded loft, opaque double glazed windows to side, fitted carpet.

Bedroom One

3.61m x 3.21m (11' 10" x 10' 6") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.4m x 3.22m (11' 2" x 10' 7") Double glazed windows to rear, radiator, built in storage cupboard housing boiler, fitted carpet.

Bedroom Three

2.22m x 1.94m (7' 3" x 6' 4") Double glazed windows to front, radiator, white wood grain effect laminate flooring.

Bathroom

2.22m x 1.98m (7' 3" x 6' 6") Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled splash backs, wood grain effect laminate flooring.



EXTERIOR

Rear Garden

Approximately 29ft - Fully decked, detached timber summerhouse, detached garage to side.

Detached Garage

Power and lighting, metal up and over door to front.

Front Exterior

Hard standing giving off street parking for two vehicles, shared driveway to side leading to garage.

