



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		<b>82</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>	<b>69</b>	
(55 to 68) <b>D</b>		
(39 to 64) <b>E</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	

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## Huntland Close, Rainham

Guide Price £450,000

- THREE BEDROOMS DETACHED HOUSE
- SINGLE REAR EXTENSION
- TWO RECEPTION ROOMS & 19' MODERN KITCHEN/DINER WITH GRANITE WORKTOPS
- LANDSCAPED, LOW-MAINTENANCE FRONT & REAR GARDENS
- GROUND FLOOR WC & RE-FITTED FIRST FLOOR FAMILY BATHROOM
- GARAGE WITH POWER/LIGHTING & OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.8 MILES TO RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door, opening into:

### **Porch**

Opaque double glazed window to front, radiator, fitted carpet.

### **Ground Floor WC**

Opaque double glazed window to side, low-level flush WC, hand wash basin, radiator, tiled walls, tiled flooring.

### **Reception Room One**

6.31m x 3.92m (20' 8" x 12' 10"). Double glazed bay windows to front, two radiators, feature fireplace, stairs to first floor, fitted carpet.

### **Reception Room Two**

3.19m x 3.02m (10' 6" x 9' 11"). uPVC framed sliding door to rear opening to rear garden, radiator, Parquet flooring.

### **Kitchen/diner**

6.07m x 2.69m (19' 11" x 8' 10"). Inset spotlights to ceiling, double glazed window to rear, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink and drainer with brushed chrome mixer tap, space for large double cooker with five gas burners, extractor hood, integrated dishwasher, integrated washing machine, integrated tumble dryer, breakfast bar area, tiled splash backs, tiled flooring, uPVC framed double doors to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to boarded loft with shelving and lighting, double glazed window to side, inset spotlights to ceiling, fitted carpet.

### **Bedroom One**

3.28m (into fitted wardrobes) x 3.12m (10' 9" x 10' 3") . Inset spotlights to ceiling, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.16m (into fitted wardrobes) x 2.85m (10' 4" x 9' 4"). Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted wardrobes and eye level units, built-in storage cupboard housing boiler, fitted retractable desk unit, fitted retractable bed unit.

### **Bedroom Three**

2.66m x 2.5m (into fitted wardrobes) (8' 9" x 8' 2"). Double glazed windows to front, inset spotlights to ceiling, radiator, fitted carpet, fitted wardrobes.

### **Bathroom**

2.38m x 1.67m (7' 10" x 5' 6"). Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand-wash basin inset within base units with a laminate surface, rainfall shower cubicle, tiled walls, chrome hand-towel radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approx. 35' x 32'. Immediate porcelain tiled patio, hard standing area to rear under timber outbuilding, reminder laid to artificial grass.

### **Garage**

4.92m x 2.4m (16' 2" x 7' 10"). Power and lighting, electric roller door to front, hardwood door to rear.

### **Front Exterior**

Hard standing drive in front of garage giving off street parking, paved pathway, remainder laid to artificial grass.