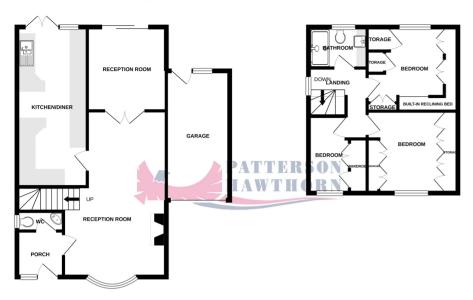
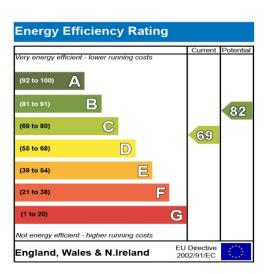
GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.
387 sq.ft. (35.9 sq.m.) approx



TOTAL FLOOR AREA: 1.095 sq.ft. (1.01.7 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, crossm and any other terms are approximate and nor responsibles; is share for any encountries or mini-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The sense is they encountries of the sense of



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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





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

 $6.31 \text{m} \times 3.92 \text{m}$ (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

 $4.92 \text{m} \times 2.4 \text{m} (16' 2" \times 7' 10")$. 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.