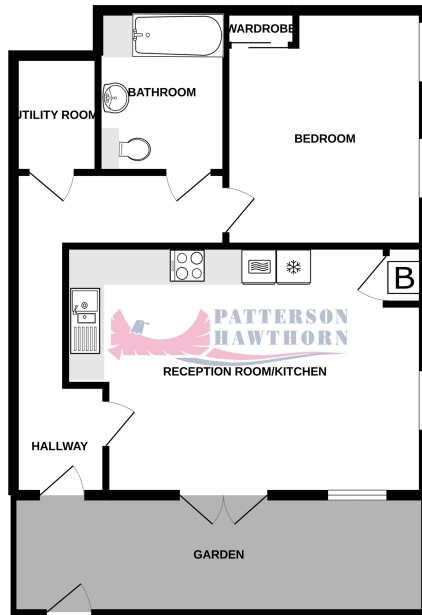


GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 03/02/22

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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.



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Haven Road, Rainham

Guide Price £250,000

- ONE BEDROOM NEW BUILD (2019) GROUND FLOOR MAISONETTE
- READY TO MOVE INTO
- PRIVATE LANDSCAPED FRONT GARDEN & ALLOCATED PARKING
- CONTEMPORARY OPEN PLAN KITCHEN / DINER / RECEPTION
- HIGH SPECK BATHROOM & UTILITY ROOM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION A13 & M25



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Front Entrance

Via hardwood door, opening into:

Hallway

Radiator, laminate flooring.

Utility Room

2.0m x 1.19m (6' 7" x 3' 11"). Housing electricity meter and extractor fan unit, space for tumble dryer, built-in shelving units.

Open Plan Reception Room / Kitchen / Diner

6.15m x 4.25m (20' 2" x 13' 11") Kitchen area: inset spotlights and extractor fan to ceiling, radiator, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ring electric hob, extractor hood, integrated oven, integrated fridge, integrated freezer, space and plumbing for dishwasher, space and plumbing for washing machine, laminate flooring. Living area: double glazed windows to front and side, built-in storage cupboard (housing boiler), radiator, laminate flooring.



Bathroom

2.77m x 2.18m (9' 1" x 7' 2") Inset spotlights to ceiling, low-level flush WC, hand wash basin, panelled bath, rainfall shower, chrome hand towel radiator, part tiled walls, tiled flooring.

Bedroom

4.04m x 3.4m (13' 3" x 11' 2") Double glazed windows to side, fitted single wardrobe with sliding mirror doors, radiator, fitted carpet.



EXTERIOR

Private Front Garden

Paved pathway to front, remainder paved with decorative pebble flowerbed borders, one allocated parking space situated to side of property.

