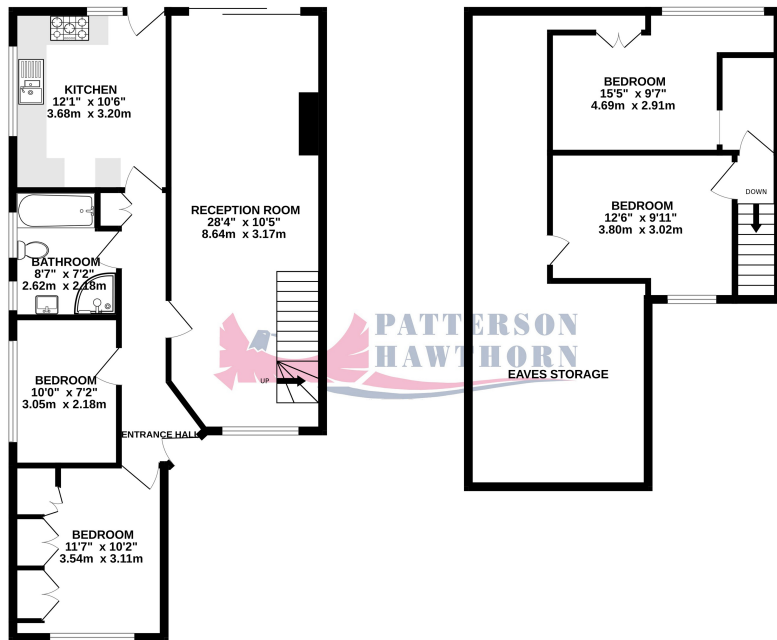


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA - 1293 sq.ft. (120.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets 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.
Made with Merge 10/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Mygrove Road, Rainham

£499,999

- EXTENDED FOUR BEDROOM SEMI DETACHED CHALET BUNGALOW
- VERY HIGH SPECIFICATION THROUGHOUT
- CLASSIC MODERN INTERIOR DESIGN
- BEAUTIFULLY MAINTAINED 70' REAR GARDEN
- 28' RECEPTION ROOM
- FOUR PIECE GROUND FLOOR BATHROOM
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)
- MULTI-CAR OFF STREET PARKING
- EVER SOUGHT AFTER NORTH SIDE OF RAINHAM



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door, opening into:

Entrance Hall

built-in storage cupboard, radiator, laminate flooring.

Reception Room

8.64m x 3.17m (28' 4" x 10' 5"). Double glazed windows to front, two radiators, uPVC framed double glazed sliding door to rear opening to rear garden, stairs to first floor, fitted carpet.

Kitchen

3.68m x 3.2m (12' 1" x 10' 6"). Inset spotlights to ceiling, double glazed windows to rear & side, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink & drainer with mixer tap, integrated oven, space for microwave, space and plumbing for washing machine, space for tumble dryer, space & plumbing for dishwasher, space for American style fridge freezer, tiled splashbacks, tiled flooring.

Bedroom One

3.1m (into fitted wardrobes) x 3.54m (10' 2" x 11' 7"). Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.



Bedroom Two

3.05m x 2.17m (10' 0" x 7' 1"). Double glazed windows to side, radiator, laminate flooring.

Bathroom

2.62m x 2.17m (8' 7" x 7' 1"). Obscure double glazed windows to side, panel bath, low level flush WC, hand wash basin set on base units, shower cubicle, radiator, tiled walls, vinyl flooring.

FIRST FLOOR

Landing

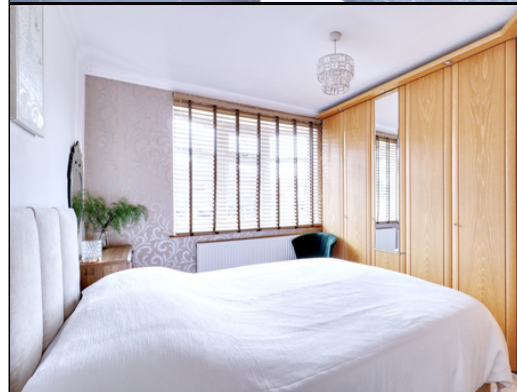
Fitted carpet.

Bedroom Three

3.8m x 3.02m (12' 6" x 9' 11"). Spotlights to ceiling, double glazed windows to front, radiator, storage in eaves, fitted carpet.

Bedroom Four

4.8m > 3.5m (15' 9" > 11' 6"). Inset spotlights to ceiling, double glazed windows to rear, large built-in storage space, storage in eaves, fitted carpet.



EXTERIOR

Rear Garden

Approx. 70'. Immediate raised decking area, paved pathway, decorative pebble area, remainder laid to lawn with bush/plant & flower bed borders, patio & decorative stone area to rear, two timber sheds, access to front via metal gate through shared walkway.

Front Exterior

Laid to decorative pebbles giving off street parking for multiple cars.

