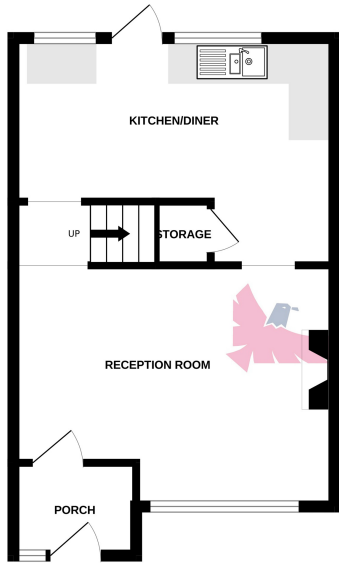
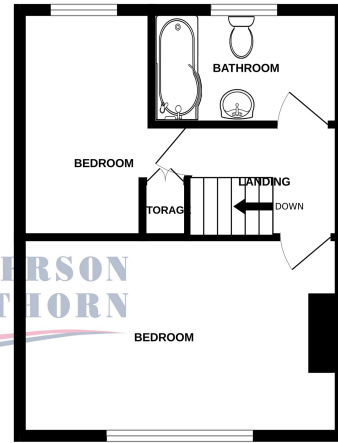


GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 709 sq.ft. (65.9 sq.m.) approx.

While 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.
Made with Metroplan 10/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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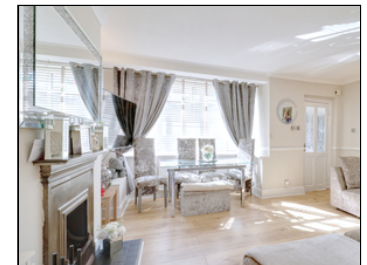
Rainham@pattersonhawthorn.co.uk



Beechwood Gardens, Rainham

£375,000

- ORIGINAL THREE BEDROOMS TERRACED HOUSE
- REDECORATED THROUGHOUT & PRESENTED TO AN EXCEPTIONAL STANDARD
- DETACHED OUTBUILDING WITH WC (CURRENTLY USED AS SALON)
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.7 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Porch

1.72m x 1.4m (5' 8" x 4' 7") Opaque double glazed window to front, laminate flooring, second front entrance via hardwood door opening into:

Reception Room

4.84m x 3.65m (15' 11" x 12' 0") Double glazed windows to front, radiator, feature fireplace with metal mantelpiece and tiled hearth, laminate flooring.

Kitchen / Diner

4.84m x 3.43m (15' 11" x 11' 3") > 2.47m (8' 1") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one a half bowl Inset Butler-style sink and drainer with mixer tap, space for Range Master cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space and plumbing for American-style fridge freezer, laminate splash backs, laminate flooring, under-stairs storage cupboard, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, fitted carpet.



Bedroom One

4.86m x 3.0m (15' 11" x 9' 10") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.44m x 1.9m (11' 3" x 6' 3") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.86m x 1.73m (9' 5" x 5' 8") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, P-shaped panelled bath, rainfall shower, hand wash basin, chrome hand towel radiator, built-in storage cupboard housing boiler, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 60' Immediate patio and paved pathway to centre leading to rear, patio area to rear, remainder laid to artificial grass with raised flowerbed borders, access to rear via timber gate.

Outbuilding

4.56m x 2.12m (15' 0" x 6' 11") Power and lighting, laminate flooring. Separate WC: Low level flush WC, hand wash basin, laminate flooring.

Outbuilding Second Room - (Currently used as a Storeroom)

3.13m x 1.47m (10' 3" x 4' 10") uPVC door to front.

Front Exterior

Fully paved giving off street parking.

