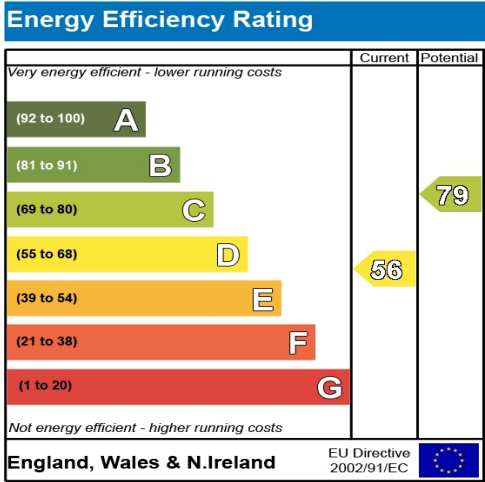


TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

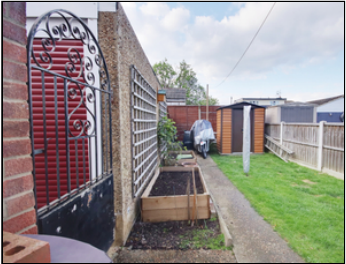
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 120222



Giles Close, Rainham

Guide Price £475,000

- FOUR BEDROOMS SEMI DETACHED HOUSE
- DORMER LOFT EXTENSION, GIVING THREE FLOORS & 17' MAIN BEDROOM
- TWO RECEPTION ROOMS & CENTRAL HEATED CONSERVATORY
- FIRST FLOOR FAMILY BATHROOM & SECOND FLOOR ENSUITE SHOWER ROOM
- GARAGE & OFF STREET PARKING
- POTENTIAL TO FURTHER EXTEND STPP
- QUIET CUL-DE-SAC IN FAVOURED NORTH RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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.



GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Under-stairs storage cupboard housing gas and electricity metres, opaque double glazed window to front, radiator, laminate flooring, stairs to first floor.

Reception Room One

3.93m x 3.31m (12' 11" x 10' 10") Double glazed windows to front, radiator, feature fireplace, laminate flooring.

Reception Room Two

3.04m x 2.73m (10' 0" x 8' 11") Radiator, laminate flooring, uPVC framed sliding door to rear opening into:

Conservatory

3.5m x 2.35m (11' 6" x 7' 9") Double glazed windows throughout, radiator, laminate flooring, uPVC double doors to side opening to rear garden.

Kitchen

3.04m x 2.26m (10' 0" x 7' 5") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space and plumbing for dishwasher, integrated fridge, integrated freezer, part tiled walls, tiled flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Opaque double glazed windows to side, fitted carpet, stairs to second floor.



Bedroom Two

3.95m x 3.06m (13' 0" x 10' 0") Double glazed windows to front, radiator, fitted wardrobes and eye-level units, fitted vanity unit, fitted carpet.

Bedroom Three

3.06m x 3.04m (10' 0" x 10' 0") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Four

2.33m x 1.95m (7' 8" x 6' 5") Double glazed windows to front, radiator, laminate flooring.

Bathroom

1.95m x 1.71m (6' 5" x 5' 7") Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within a single base unit, panelled bath with shower attachment, separate rainfall shower, radiator, part tiled walls, tiled flooring.

SECOND FLOOR

Landing

Double glazed windows to side, fitted carpet.

Bedroom One

5.29m x 3.6m (17' 4" x 11' 10") Inset spotlights to ceiling, skylight window with integral blind to front ceiling, double glazed windows to rear, radiator, built-in storage cupboard, fitted vanity units, fitted wardrobes and over bed units, fitted carpet.

Ensuite Shower Room

2.14m x 1.32m (7' 0" x 4' 4") Double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, part tiled walls, tiled flooring.

Rear Garden

Approximately 40' Immediate patio, hard standing path leading to rear, remainder laid to lawn, access to front via metal gates, detached timber shed with lighting, detached modern metal shed.

Garage

Electric roller door to front, power and lighting.

Front Exterior

Hard standing giving off street parking, shared driveway to side leading to rear and garage.