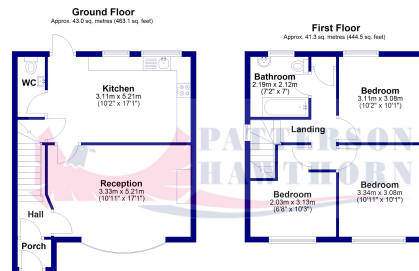


Total area: approx. 84.3 sq. metres (907.6 sq. feet)


247 CPC has produced this floor plan for information and guidance only. We endeavour to provide reliable and accurate details for sales purposes to provide purchasers with a better understanding of the property, but they should not be relied upon. These plans are not to scale and should not be relied upon for ordering any flooring or the purchasing of any furniture. We ask all Purchasers to verify dimensions of the actual room dimensions. Any discrepancies provided are to be used as a guide only. Plans produced using Planit.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	56	77
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.

## The Green, Rainham

### Guide Price £450,000

- GUIDE PRICE - £450,000 - £475,000
- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER SEMI-RURAL LOCATION
- HIGH SPECIFICATION THROUGHOUT
- QUALITY LUXURY VINYL FLOORING TO GROUND FLOOR
- GROUND FLOOR WC
- 60' SOUTHERLY FACING LANDSCAPED REAR GARDEN
- OPEN GREEN VIEWS TO FRONT & REAR





## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch, double glazed window to side, tiled flooring, second front entrance via hardwood door opening into:

### **Entrance Hall**

Amisco flooring, stairs to first floor.

### **Reception Room**

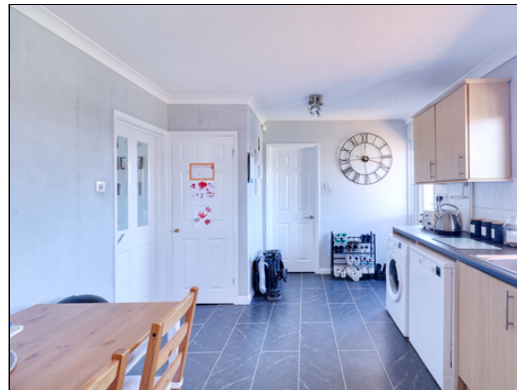
5.18m x 3.34m (17' 0" x 10' 11") Double glazed bay windows to front, understairs storage cupboard, built-in base units either side of chimney stack, radiator, amisco flooring.

### **Kitchen / Diner**

5.21m x 3.12m (17' 1" x 10' 3") Spotlights to ceiling, 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, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splashbacks, luxury vinyl flooring, uPVC door to rear opening to rear garden.

### **Ground Floor WC**

3.09m x 0.83m (10' 2" x 2' 9") Low level flush WC, hand wash basin, luxury vinyl flooring.



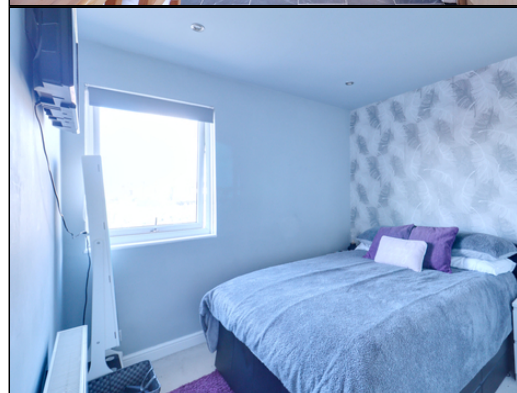
## **FIRST FLOOR**

### **Landing**

Inset spotlight to ceiling, obscure double glazed window to side, loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built-in storage cupboard housing boiler, fitted carpet.

### **Bedroom One**

3.32m x 3.09m (10' 11" x 10' 2") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.



### **Bedroom Two**

3.12m x 3.04m (10' 3" x 10' 0") Inset spotlights to ceiling, double glazed window to rear, radiator, fitted carpet.

### **Bedroom Three**

3.37m (Max) x 2.97m (11' 1" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.18m x 2.13m (7' 2" x 7' 0") Obscure double glazed window to rear, panelled bath, rainfall shower, low level flush WC, hand wash basin, chrome radiator, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 60' Immediate decking with sheltered pergola, remainder laid to artificial grass with hardstanding area to rear, access to rear via timber gate.

### **Front Exterior**

Mostly laid to lawn driveway giving off street parking for three cars.

