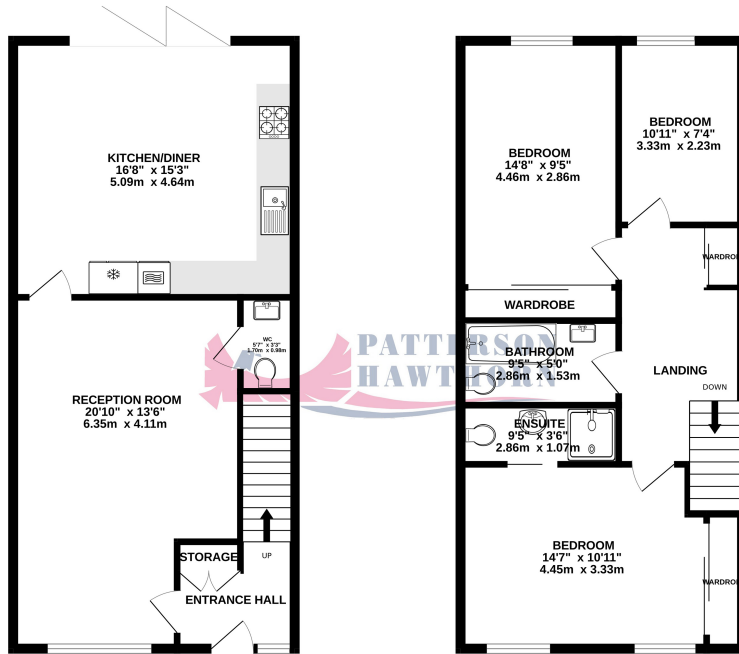


GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 Measure ©2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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**01708 500 000**

Rainham@pattersonhawthorn.co.uk



## Surridge Close, Rainham

**£500,000**

- THREE LARGE BEDROOM END OF TERRACE HOUSE
- 20' X 13' RECEPTION ROOM
- 16' X 15' KITCHEN / DINER WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING TO GROUND FLOOR
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- HIGH SPECIFICATION OUTBUILDING & 90' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Obscure double glazed window to front, built in storage cupboard housing underfloor heating manifold, laminate flooring, stairs to first floor.

### **Reception Room**

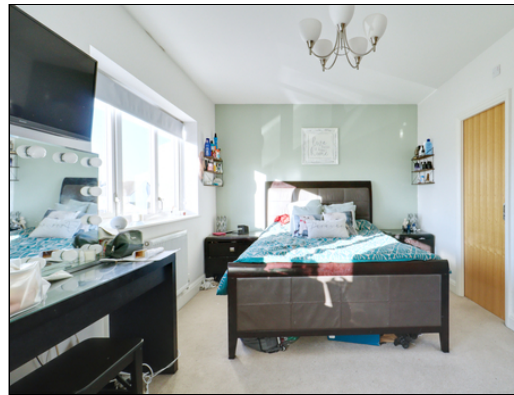
6.34m x 4.09m (20' 10" x 13' 5") Double glazed windows to front, laminate flooring with underfloor heating.

### **Ground Floor WC**

1.71m x 0.82m (5' 7" x 2' 8") Low level flush WC, hand wash basin set on a base unit, tiled flooring with underfloor heating.

### **Kitchen / Diner**

5.09m x 4.64m (16' 8" x 15' 3") Inset spotlights to ceiling, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, integrated microwave, space and plumbing for washing machine, integrated dishwasher, space and plumbing for American style fridge freezer, granite splash backs, tiled flooring with underfloor heating, uPVC framed double glazed tri-folding doors to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed window to side, radiator, fitted wardrobe with sliding mirrored doors, fitted carpet.

### **Bedroom One**

5.09m (Into fitted wardrobes) x 3.06m (16' 8" x 10' 0") Double glazed windows to front, radiator, fitted wardrobe with sliding mirrored doors, fitted carpet.

### **Ensuite Shower Room**

2.62m x 1.07m (8' 7" x 3' 6") Low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

### **Bedroom Two**

5.06m (into fitted wardrobes) x 2.86m (16' 7" x 9' 5") Double glazed windows to rear, radiator, fitted wardrobe with sliding mirrored doors, fitted carpet.

### **Bedroom Three**

3.33m x 2.1m (10' 11" x 6' 11") Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

2.62m x 1.53m (8' 7" x 5' 0") Panelled bath, shower, low level flush WC, hand wash basin set on base units, chrome hand-towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 90' Immediate patio, remainder laid to lawn, access to front via timber gate.



### **Outbuilding**

6.27m x 5.29m (20' 7" x 17' 4") (Max) Inset spotlights to ceiling, double glazed windows, power and lighting, underfloor heating, laminate flooring, double insulated rubber roof, Wi-Fi connection.



### **Front Exterior**

Paved driveway giving off street parking, small laid to lawn area.