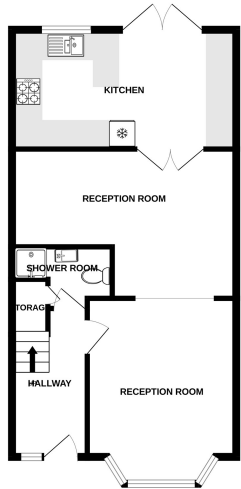
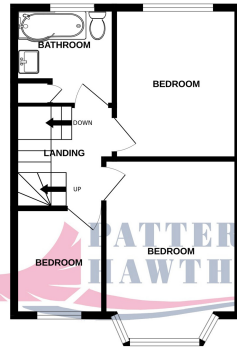


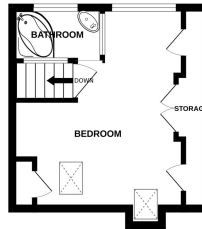
GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 sq.m.) approx.

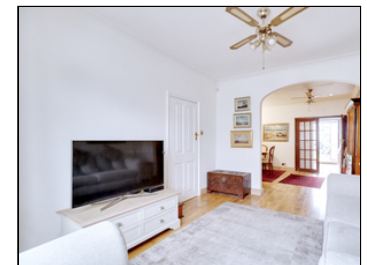
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

£450,000

- FOUR BEDROOMS TERRACED HOUSE
- SINGLE REAR & DORMER LOFT EXTENSIONS
- 31' DOUBLE GARAGE
- GROUND FLOOR SHOWER ROOM & WC
- 14' OUTBUILDING
- SOUGHT AFTER ROAD IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25
- APPROX 0.8 MILES TO RAINHAM C2C STATION



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 hardwood door opening into:

### **Hallway**

Obscure double glazed windows to front, radiator, hardwood flooring, stairs to first floor.

### **Reception Room One**

4.21m (Into bay) x 3.38m (13' 10" x 11' 1") Double glazed bay windows to front, radiator, hardwood flooring.

### **Reception Room Two (Open Plan from Reception Room One)**

5.1m x 3.39m (16' 9" x 11' 1") (max) Radiator, hardwood flooring, hardwood double doors opening into:

### **Kitchen**

5.1m x 2.71m (16' 9" x 8' 11") Inset 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 double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, space for tumble dryer, integrated fridge and freezer, tiled splash backs, laminate flooring, hardwood framed double doors to rear opening to rear garden.

### **Ground Floor Shower Room / WC**

1.98m x 1.38m (6' 6" x 4' 6") Low level flush WC, hand wash basin set on a base unit, shower cubicle, radiator, tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Fitted carpet, stairs to second floor.



### **Bedroom Two**

4.23m (Into bay) x 2.94m (13' 11" x 9' 8") Double glazed bay windows to front, radiator, laminate flooring.

### **Bedroom Three**

3.44m x 2.74m (11' 3" x 9' 0") Double glazed windows to rear, radiator, hardwood flooring.

### **Bedroom Four**

2.42m x 2.06m (7' 11" x 6' 9") Double glazed windows to front, radiator, hardwood flooring.

### **Bathroom**

2.22m x 2.22m (7' 3" x 7' 3") Opaque double glazed windows to rear, inset spotlights to ceiling, P-shaped panelled bath, rainfall shower, low level flush WC, hand wash basin set on a drawer unit, tiled walls, built-in storage cupboard, chrome hand towel radiator, tiled flooring.

## **SECOND FLOOR**

### **Landing**

Via split level stairs, fitted carpet.

### **Bedroom One**

4.51m x 4.41m (14' 10" x 14' 6") Inset spotlights to ceiling, air-conditioning unit, skylight windows with integral blinds to front ceiling, double glazed windows to rear, fitted wardrobes and built in storage cupboards, storage in eaves, laminate flooring.

### **Ensuite Bathroom**

2.06m x 1.16m (6' 9" x 3' 10") Double glazed windows to rear, corner hand wash basin, corner bath with shower attachment, obscure glass tiled feature walls.

## **EXTERIOR**

### **Rear Garden**

Approximately 50' (To garage) Immediate raised decking area, remainder laid to lawn with bush and plant borders.

### **Outbuilding**

4.47m x 2.68m (14' 8" x 8' 10") Double glazed windows, power and lighting.

### **Attached (To Outbuilding) Double Garage**

9.66m x 2.68m (31' 8" x 8' 10") Roller door to side opening to Penerley Road, power and lighting.

### **Front Exterior**

Pebbled driveway giving off street parking, paved pathway to front.

