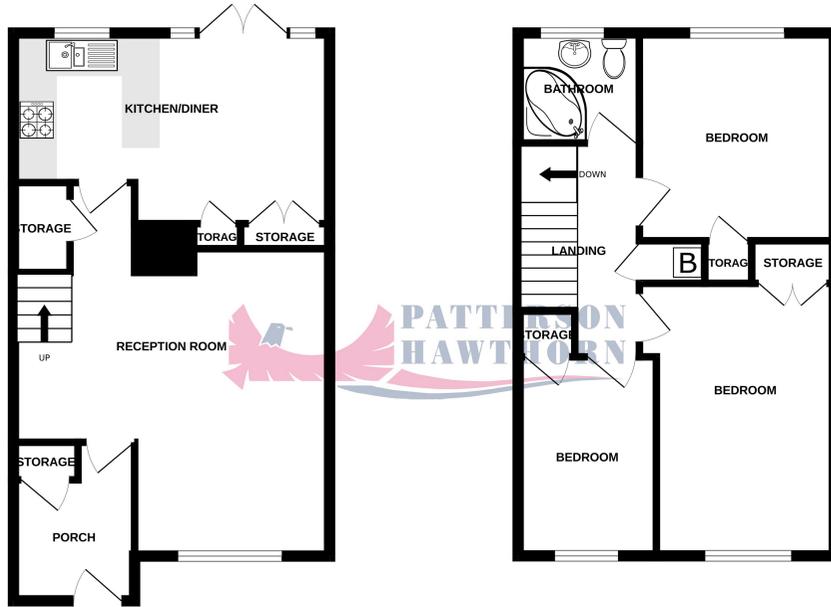


GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.8 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 MetreX 10/2022

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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.



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Stanhope Road, Rainham

Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE LARGE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 16' x 16' RECEPTION ROOM
- OPEN PLAN KITCHEN/DINER
- DETACHED GARAGE
- 37' EASILY MAINTAINED, UNOVERLOOKED REAR GARDEN
- POTENTIAL FOR MULTI-CAR OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Porch

2.72m x 1.82m (8' 11" x 6' 0") Built-in storage cupboard, radiator, vinyl flooring, second front entrance via hardwood framed door opening into:

Reception Room

5.03m x 4.91m (16' 6" x 16' 1") Double glazed windows to front, two radiators, under-stairs storage cupboard, fitted carpet, stairs to first floor.

Kitchen / Diner

5.03m x 3.01m (16' 6" x 9' 11") Kitchen area; double glazed window 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, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled splash backs, vinyl flooring.

Dining area; double glazed windows and uPVC framed double doors to rear opening to rear garden, radiator, built-in storage cupboards, fitted carpet.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard housing boiler, fitted carpet.

Bedroom One

4.32m x 2.82m (14' 2" x 9' 3") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.33m x 3.09m (10' 11" x 10' 2") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

3.18m x 2.1m (10' 5" x 6' 11") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

Bathroom

1.82m x 1.76m (6' 0" x 5' 9") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, corner bath, shower, radiator, tiled walls, hardwood flooring.

EXTERIOR

Rear Garden

Approximately 37' Immediate hard standing patio, remainder laid to lawn, access to rear via metal gate.

Detached Garage

Front Exterior

Hard standing pathway and pebbled area to centre, hard standing shared driveway to side leading to garage to rear.