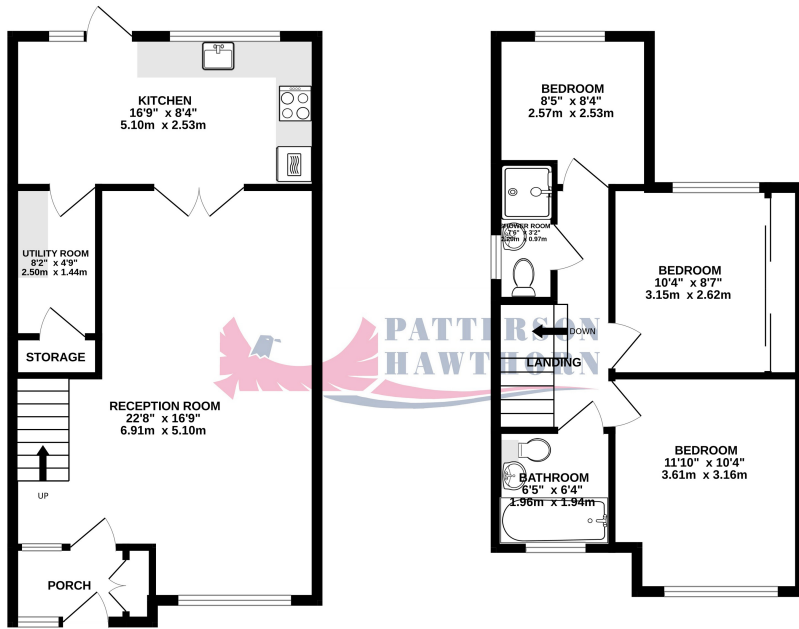


GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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 4/2024

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	

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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



### Rainham Road, Rainham

£475,000

- THREE BEDROOM END OF TERRACE HOUSE
- DOUBLE STOREY REAR EXTENSION
- VERY HIGH SPECIFICATION
- MODERN, CONTEMPORARY INTERIOR DESIGN
- FIRST FLOOR BATHROOM & SHOWER ROOM
- 22' RECEPTION ROOM
- RE-FITTED KITCHEN WITH NEFF APPLIANCES & QUARTZ WORKTOPS
- LUXURY VINYL FLOORING
- OFF STREET PARKING TO FRONT & REAR



See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)



## GROUND FLOOR

### Front Entrance

Via composite door opening into porch, obscure double glazed windows to front, built-in shelving and storage cupboard, tiled flooring, radiator, second front entrance via hardwood framed double glazed single door opening into:

### Reception Room

6.91m x 5.1m (22' 8" x 16' 9") > 3.45m (11' 4") Double glazed windows to front, three radiators, inset spotlights to ceiling, luxury vinyl flooring, stairs to first floor, hardwood framed double doors opening into:

### Kitchen

4.8m (Into units) x 2.53m (15' 9" x 8' 4") Skylight window to ceiling, inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, quartz work surfaces, inset sink with extendable mixer tap and quartz drainer, two integrated Neff ovens, four ring induction Neff hob, extractor hood, space and plumbing for dishwasher, space and plumbing for American style fridge freezer, modern vertical radiator, luxury vinyl flooring, uPVC framed double glazed single door to rear opening to rear garden.

### Utility Room

2.5m x 1.45m (8' 2" x 4' 9") Inset spotlights to ceiling, a range of wall and full length units, laminate work surface over space and plumbing for washing machine and space for tumble dryer, radiator, built in storage cupboard to rear, luxury vinyl flooring.

## FIRST FLOOR

### Landing

Inset spotlights to ceiling, double glazed window to side, loft hatch to ceiling with integral pull-down ladder leading to boarded loft with power and lighting, radiator, fitted carpet.



### Bedroom One

3.16m x 3.6m (10' 4" x 11' 10") Inset spotlights to ceiling, double glazed windows to front, vertical radiator, fitted carpet.

### Bedroom Two

3.15m x 3.15m (10' 4" x 10' 4") (Into fitted wardrobes) Double glazed windows to rear, radiator, fitted wardrobes with sliding mirrored doors, fitted carpet.

### Bedroom Three

2.57m (Max) x 2.53m (8' 5" x 8' 4") Inset spotlights to ceiling, double glazed windows to rear, a range of wall units and fitted wardrobes, built-in desk unit, radiator, laminate flooring.



### Bathroom

1.95m x 1.78m (6' 5" x 5' 10") Inset spotlight to feature tray ceiling, obscure double glazed window to rear, panelled bath, low level flush WC, hand wash basin set on base units, part tiled walls, full length chrome hand towel radiator, tiled flooring.

### Shower Room

2.29m x 0.96m (7' 6" x 3' 2") Inset spotlights to ceiling, obscure double glazed window to side, low level flush WC, hand wash basin, shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.



## EXTERIOR

### Rear Garden

Approximately 42' (Max) Immediate porcelain tiled patio, paved driveway to rear, remainder laid to artificial grass with raised flowerbed border, double metal gates to rear, access to front via shared walkway.

### Detached Garage

Power and lighting, garage and rear access via Castle Avenue.

### Front Exterior

Paved driveway giving off street parking for two cars, flowerbed borders.

