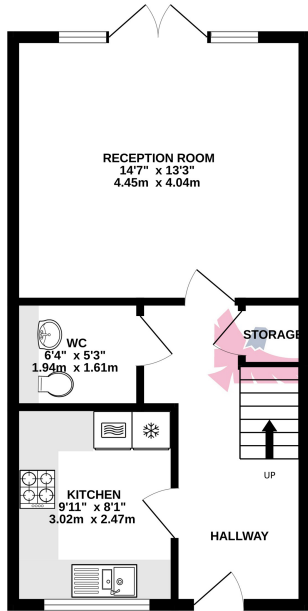
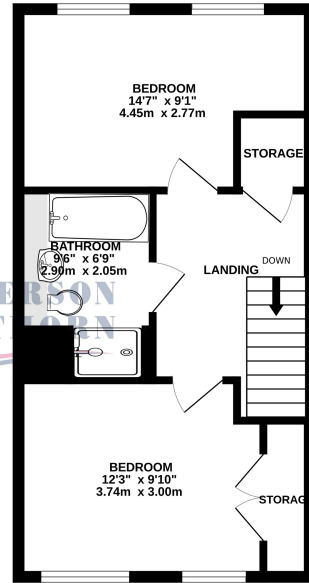


GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</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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Rainham@pattersonhawthorn.co.uk



## Haven Road, Rainham

£415,000

- TWO BEDROOM SEMI DETACHED HOUSE
- 2019 NEW BUILD
- SHOW HOME CONDITION
- GROUND FLOOR WC
- FOUR PIECE FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- ALLOCATED PARKING
- HIGHLY SOUGHT AFTER DEVELOPMENT



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.43m x 4.05m (14' 6" x 13' 3") Double glazed windows to rear, radiator, uPVC framed double doors to rear opening to rear garden.

### **Ground Floor WC**

1.94m x 1.58m (6' 4" x 5' 2") Hand wash basin, low level flush WC inset on a tiled surface, chrome hand towel radiator, inset spotlights to ceiling, tiled flooring.

### **Kitchen**

3.03m x 2.48m (9' 11" x 8' 2") Inset spotlights to ceiling, double glazed windows to front, 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 with four ring gas hob, extractor hood, integrated fridge, integrated freezer, space for washing machine, laminate splash backs, tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built-in storage cupboard, radiator, fitted carpet.

### **Bedroom One**

4.45m (Into fitted wardrobe) x 2.99m Double glazed windows to front, large built-in storage cupboard/fitted wardrobe, radiator, fitted carpet.

### **Bedroom Two**

4.45m x 2.76m (14' 7" x 9' 1") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.92m x 2.05m (9' 7" x 6' 9") Inset spotlights to ceiling, panelled bath, hand wash basin, low level flush WC set on a tiled surface, shower cubicle, chrome radiator, part tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 30' Immediate patio, remainder laid to lawn with pebbled bush borders, access to rear via timber gate.

### **Front Exterior**

One allocated parking space.