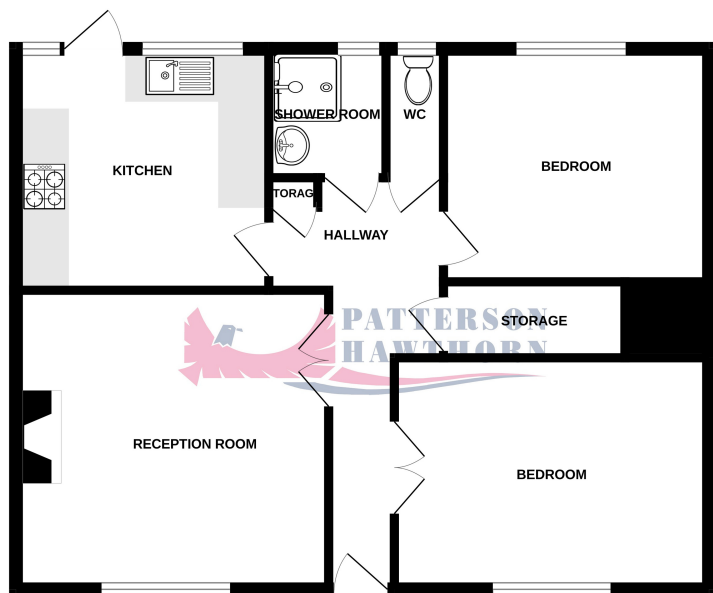


GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 669 sq.ft. (62.2 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 10/2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Queenstown Gardens, Rainham

Guide Price £290,000

- GUIDE PRICE £290,000- £295,000
- TWO BEDROOMS GROUND FLOOR MAISONETTE
- 34' x 22' REAR GARDEN LAID TO ARTIFICIAL GRASS
- 13' RECEPTION ROOM & MAIN BEDROOM
- OFF STREET PARKING
- WHEELCHAIR ACCESSIBLE
- POPULAR CHERRY TREE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Two built-in storage cupboards (one housing metres and fuse box), radiator, fitted carpet.

Reception Room

4.25m x 4.08m (13' 11" x 13' 5") Double glazed windows to front, feature gas fireplace, two radiators, fitted carpet.

Bedroom One

4.1m x 3.02m (13' 5" x 9' 11") Double glazed windows to front, radiator, fitted carpet.

Bedroom two

3.46m x 3.03m (11' 4" x 9' 11") Double glazed windows to rear, radiator, fitted carpet.



Kitchen / Diner

3.14m x 3.3m (10' 4" x 10' 10") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, space for separate freestanding fridge freezer, space for tumble dryer, radiator, tiled splash backs, vinyl flooring, uPVC door to rear opening to rear garden.



Shower Room

1.64m x 1.52m (5' 5" x 5' 0") Opaque double glazed windows to rear, hand wash basin, shower cubicle, hand towel radiator, tiled walls, tiled flooring.

Separate WC

1.68m x 0.76m (5' 6" x 2' 6") Opaque double glazed windows to rear, low level flush WC, part tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 34' x 22' Immediate patio, remainder laid to artificial grass, access to front via timber gate.

Front Exterior

Hard standing driveway giving off street parking, wheelchair ramp access to front door, built-in brick shed to side.

