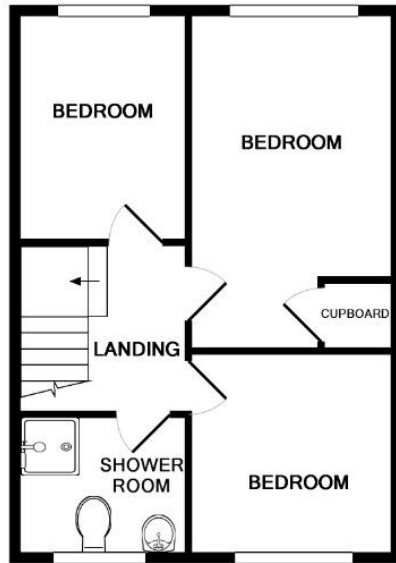


GROUND FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>72</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	

## The Glen, Rainham

**£440,000**

- THREE BEDROOM TERRACED HOUSE
- REFURBISHED & FINISHED TO A HIGH SPECIFICATION
- REPLACED FLOORING THROUGHOUT
- RE-FITTED KITCHEN, GROUND FLOOR WC & SHOWER ROOM
- GARAGE & PARKING TO REAR
- SOUGHT AFTER ROAD IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES, SCHOOLS & MAJOR ROADS
- EASY ACCESS TO THE GLEN PLAYING FIELDS



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 composite door opening into:

### **Hallway**

Spotlights to ceiling, radiator, tiled flooring, stairs to first floor.

### **Ground Floor WC**

Spotlight to ceiling, obscure double glazed windows to front, low level flush WC, hand wash basin, tiled walls, radiator, tiled flooring.

### **Reception Room One**

4.42m x 4.03m (14' 6" x 13' 3") Inset spotlights and feature tray ceiling, double glazed windows to front, radiator, feature media wall, laminate flooring.

### **Kitchen**

2.84m x 2.54m (9' 4" x 8' 4") Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated oven with four ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, inset spotlights to ceiling, fitted carpet.

### **Bedroom One**

4.47m x 2.7m (14' 8" x 8' 10") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

2.86m x 2.7m (9' 5" x 8' 10") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.89m x 2.2m (9' 6" x 7' 3") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Shower Room**

2.17m x 1.88m (7' 1" x 6' 2") Inset spotlights to ceiling, obscure double glazed windows to front, low-level flush WC, hand wash basin, shower cubicle, chrome radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 38' Immediate decking area, remainder paved, access to rear via timber gate.

### **Garage in Block**

To rear of property.

### **Front Exterior**

Part paved, part laid to pebbles with exterior brick wall.

### **Reception Room Two (Opening from Reception Room One)**

2.85m x 2.35m (9' 4" x 7' 9") Inset spotlights and downlights to ceiling, radiator, laminate flooring, built-in storage cupboard, uPVC framed double doors to rear opening to rear garden.