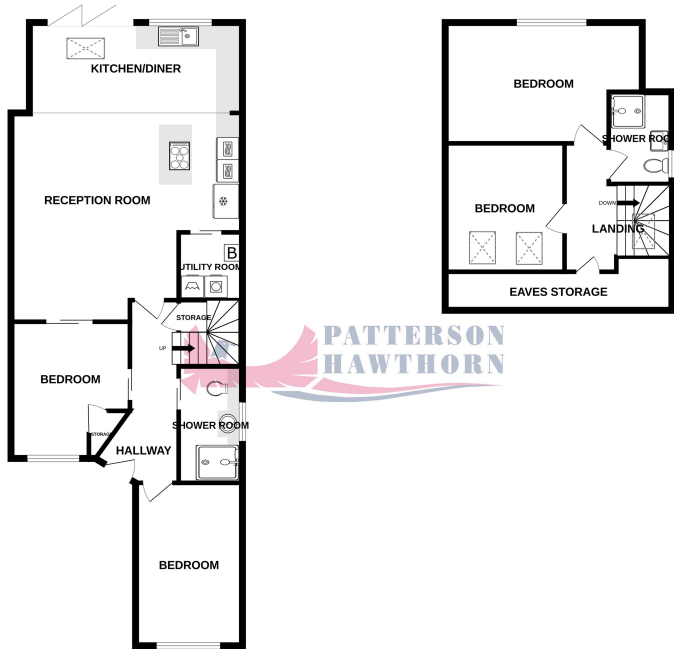


GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



**PATTERSON
HAWTHORN**

TOTAL FLOOR AREA: 1329 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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 for any prospective purchaser. The services, systems and appliances shown here are not 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Mygrove Road, Rainham

£475,000

- FOUR BEDROOM SEMI-DETACHED CHALET BUNGALOW
- GREATLY EXTENDED & COMPLETELY REFURBISHED
- 25' X 20' OPEN PLAN KITCHEN / DINER / RECEPTION
- GROUND FLOOR & FIRST FLOOR SHOWER ROOMS
- SOUGHT AFTER UPMINSTER ROAD NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS
- OFF STREET PARKING FOR THREE CARS



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Inset spotlights to ceiling, radiator, under stairs storage cupboard, timber wall panelling, laminate flooring.

Bedroom Two

4.22m x 2.78m (13' 10" x 9' 1") Double glazed windows to front, radiator, fixed carpet.

Open Plan Reception Room / Kitchen / Diner

7.76m x 6.15m (25' 6" x 20' 2") (Max) Kitchen area: Inset spotlights to ceiling, lantern skylight window to rear 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, two integrated Neff hide and slide ovens, space and plumbing for dishwasher, space and plumbing for American style fridge freezer, laminate splash backs, kitchen island with breakfast bar area and a range of drawer and base units under a laminate work surface with five ring induction hob, radiator, laminate flooring, grey uPVC framed bi-folding doors to rear. Reception area: Inset spotlights to ceiling, feature exposed-brick gas fireplace, radiator, laminate flooring.

Utility Room

1.76m x 1.66m (5' 9" x 5' 5") A range of integrated handled wall units, laminate work surface, space and plumbing for washing machine and space for tumble dryer, boiler, laminate flooring.



Bedroom Four (Currently used as a Dining Room)

3.54m x 3.07m (11' 7" x 10' 1") Double glazed windows to front, built-in storage cupboard, radiator, laminate flooring.

Ground Floor Shower Room

3.02m x 1.68m (9' 11" x 5' 6") Obscure double glazed windows to side, low level flush WC, circular hand wash basin set on a tiled surface over a pair of drawer units, rainfall shower cubicle, hand towel radiator, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Skylight window to front ceiling, inset spotlights to ceiling, storage in eaves, fitted carpet.

Bedroom One

5.12m (Max) x 3.14m (16' 10" x 10' 4") Inset spotlights to ceiling, double glazes windows to rear, radiator, fitted carpet.

Bedroom Three

3.34m x 3.1m (10' 11" x 10' 2") Two skylight windows with integral blinds to front ceiling, inset spotlights to ceiling, radiator, fitted carpet.

Shower Room

2.4m x 1.64m (7' 10" x 5' 5") Inset spotlights to ceiling, double glazed windows to side, low level flush WC, hand wash basin set on touch-close drawer units, rainfall shower cubicle, black hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 37' to front of outbuilding, part paved, part laid to artificial grass, raised brick flowerbed border, access to front via timber gate.

Detached Timber Outbuilding

5.8m x 1.9m (19' 0" x 6' 3") Power and lighting, inset spotlights to ceiling, timber double doors to front.

Front Exterior

Paved giving off street parking for three cars.