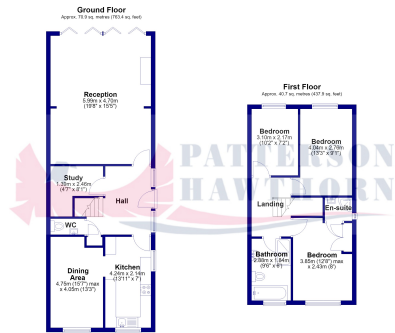
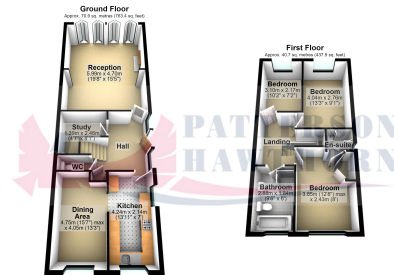




Total area: approx. 111.6 sq. metres (1201.3 sq. feet)



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### Durrants Close, Rainham

#### Guide Price £450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- REAR EXTENSION & GARAGE CONVERSION
- SHOW HOME CONDITION THROUGHOUT
- THREE LARGE BEDROOMS
- 20' EXTENDED DOUBLE RECEPTION ROOM
- ADDITIONAL DINING ROOM
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC & OFFICE/STUDY ROOM
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- STYLISH FOUR PIECE FAMILY BATHROOM



| Energy Efficiency Rating                    |          | Current                 | Potential                                                                           |
|---------------------------------------------|----------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |          |                         |                                                                                     |
| (92+)                                       | <b>A</b> |                         |                                                                                     |
| (81-91)                                     | <b>B</b> |                         |                                                                                     |
| (69-80)                                     | <b>C</b> |                         |                                                                                     |
| (55-68)                                     | <b>D</b> | 67                      | 74                                                                                  |
| (39-54)                                     | <b>E</b> |                         |                                                                                     |
| (21-38)                                     | <b>F</b> |                         |                                                                                     |
| (1-20)                                      | <b>G</b> |                         |                                                                                     |
| 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.



## GROUND FLOOR

### Side Entrance

Via uPVC obscure double glazed door opening to:

### Entrance Hall

Obscure double glazed windows to side, inset spotlights to ceiling, built-in storage cupboard, tile effect laminate flooring, stairs to first floor, access to accommodation.

### Double Reception Room

6.21m x 4.75m (20' 4" x 15' 7") (Max) uPVC framed double glazed bi-folding doors to rear opening to rear garden, feature fireplace, radiator, fitted carpet.

### Office / Study

2.48m (Max) x 2.28m (8' 2" x 7' 6") Built-in storage cupboard, obscure fixed window to front looking into reception room, fitted carpet

### Ground Floor WC

1.7m x 0.75m (5' 7" x 2' 6") Low-level flush WC, hand wash basin with mosaic tile splashback, radiator, tile effect laminate flooring.

### Kitchen

4.34m (Max) x 2.15m (14' 3" x 7' 1") Double glazed windows to front and side, spotlights to ceiling, a range of integrated handled matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated washing machine, integrated dishwasher, integrated fridge, integrated freezer, laminate splashbacks, luxury vinyl flooring.



### Dining Room

4.58m x 2.47m (15' 0" x 8' 1") Double glazed bay windows to front, built-in storage cupboard housing metres and fuse box, radiator, tile effect laminate flooring.

## FIRST FLOOR

### Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, inset spotlights to ceiling, fitted carpet.

### Bedroom One

3.86m x 2.83m (12' 8" x 9' 3") Double glazed windows to front, fitted wardrobes with mirrored doors and fitted over-bed wall units, radiator, laminate flooring, access to:

### Ensuite Shower Room

1.28m (Max) x 1.16m (4' 2" x 3' 10") Obscure double glazed window to side, inset spotlights to ceiling, hand wash basin set on base unit, shower cubicle, chrome hand towel radiator, uPVC panelled walls, laminate flooring.

### Bedroom Two

4.05m x 2.52m (13' 3" x 8' 3") Double glazed windows to rear, radiator, fitted carpet.

### Bedroom Three

3.16m x 3.11m (10' 4" x 10' 2") Double glazed windows to rear, fitted wardrobes, radiator, laminate flooring.

### Bathroom

2.88m x 1.75m (9' 5" x 5' 9") Inset spotlights to ceiling, obscure double glazed windows to front, panelled bath with shower attachment, low-level flush WC, hand wash basin set on laminate surface over range of base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 23' x 20' Immediate raised tiled step, remainder laid to artificial grass with decorative pebble borders, access to front via metal gate.

### Front Exterior

Paved, providing off street parking for two cars.