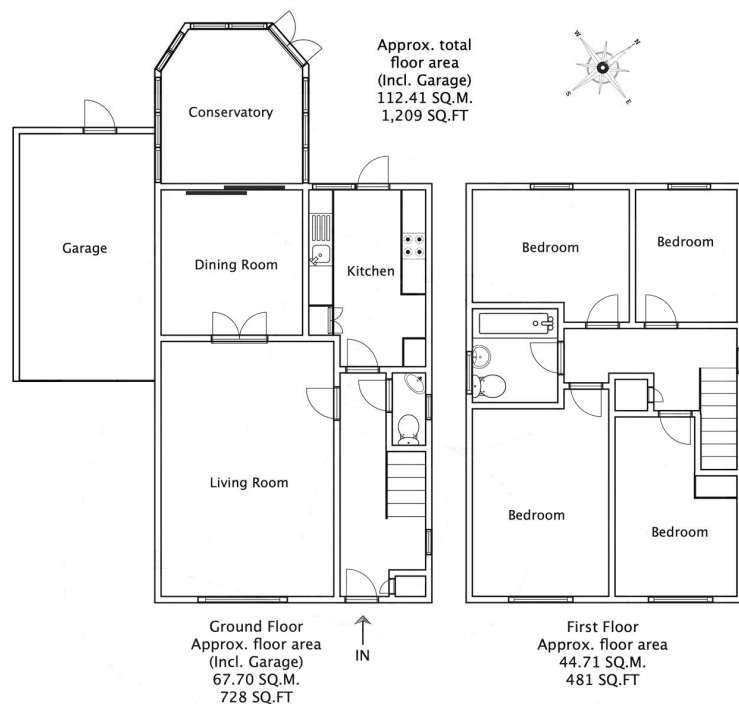
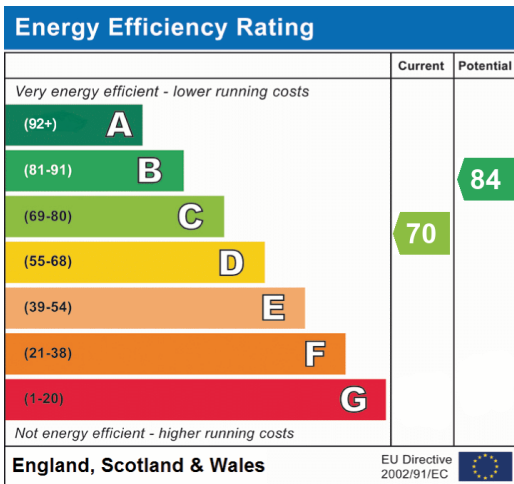




Disclaimer
 All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
 Created by Agents Aperture
 www.agentsaperture.co.uk
 © Agents Aperture



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



Findon Gardens, Rainham

£550,000

- FOUR DOUBLE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY WITH MODERN ROOF & VAULTED CEILING
- GROUND FLOOR WC
- RE-FITTED FIRST FLOOR BATHROOM
- 60' x 30' REAR GARDEN
- ATTACHED GARAGE WITH POTENTIAL TO CONVERT



See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed windows to side, built-in storage cupboard, radiator, laminate flooring, stairs to first floor, access to accommodation.

Reception Room One

5.13m x 3.58m (16' 10" x 11' 9") Double glazed windows to front, radiator, laminate flooring, hardwood framed double timber doors opening into:

Reception Room Two

2.99m x 2.95m (9' 10" x 9' 8") Radiator, laminate flooring, open hatch to kitchen, uPVC framed double glazed French doors to rear opening into:

Conservatory / Reception Three

3.64m x 3.07m (11' 11" x 10' 1") (Max) Modern roof, vaulted ceiling with Inset spotlights, two skylights to ceiling, double glazed windows throughout, laminate flooring, uPVC framed double glazed French doors to rear opening to rear garden.



Kitchen

3.45m x 2.45m (11' 4" x 8' 0") Obscure double glazed windows to rear, 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 oven, four burner gas hob, extractor hood, integrated microwave, space and plumbing for washing machine, space for American style freestanding fridge freezer, tiled walls, tiled flooring, uPVC door to rear opening to rear garden.

Ground Floor WC

1.56m x 0.83m (5' 1" x 2' 9") Obscure double glazed window to side, low level flush WC, corner hand wash basin, radiator, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, obscure double glazed window to side, airing cupboard, fitted carpet.

Bedroom One

3.73m x 2.79m (12' 3" x 9' 2") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.28m x 2.68m (10' 9" x 8' 10") (Max) Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.28m x 3.06m (10' 9" x 10' 0") > 2.38m (7' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

3.06m x 2.2m (10' 0" x 7' 3") Double glazed window to rear, radiator, fitted carpet.

Bathroom

1.95m x 1.87m (6' 5" x 6' 2") Obscure double glazed windows to side, P-shaped panelled bath, rainfall shower, low-level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 60' x 30' Immediate patio, remainder laid to lawn.

Attached Garage

