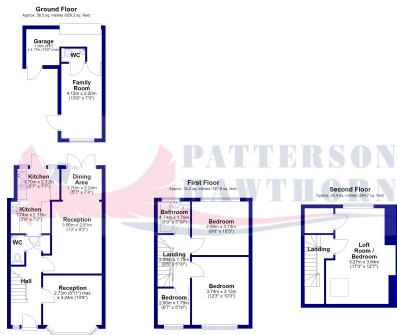




Total area: approx. 115.1 sq. metres (1281.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(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 Gardens, Rainham

£450,000

- FOUR BEDROOM TERRACED HOUSE
- SINGLE REAR & DORMER LOFT EXTENSIONS
- THREE FLOORS & THREE RECEPTIONS
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- SPACE & PLUMBING FOR ENSUITE TO BEDROOM ONE
- MODERN DETACHED OUTBUILDING WITH WC
- ADDITIONAL GARAGE/SHED
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING
- CUL-DE-SAC LOCATION





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Understairs storage cupboard, radiator, laminate flooring, stairs to first floor, access to accommodation.

Reception Room One

3.24m x 2.73m (max) (10' 8" x 8' 11"). Double glazed bay windows to front, radiator, bespoke built-in shelving, a range of base-level storage units under a hardwood surface, laminate flooring.

Reception Room Two

3.96m x 2.81m (13' 0" x 9' 3"). Laminate flooring, open access to:

Reception Room Three

2.24m x 1.7m (7' 4" x 5' 7"). UPVC framed double glazed French doors to rear opening to rear garden, radiator, laminate flooring.

Kitchen

3.44m x 2.32m (max) (11' 3" x 7' 7"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, granite worksurfaces, inset butler-style sink with quartz drainer, space for large cooker, extractor hood, space for American-style fridge freezer, space and plumbing washing machine and dishwasher, tiled splashbacks, tiled flooring, uPVC framed double glazed single door to rear opening to rear garden.

Ground Floor WC

1.64m x 0.73m (5' 5" x 2' 5"). Low level flush WC, hand wash basin with mosaic tiled splashback, black-and-white mosaic tiled flooring.



FIRST FLOOR

Landing

Fitted carpet, stairs to second floor.

Bedroom Two

3.74m x 3.13m (12' 3" x 10' 3"). Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Three

3.13m x 2.95m (10' 3" x 9' 8"). Double glazed windows to rear, radiator, tile effect laminate flooring.

Bedroom Four

2m x 1.79m (6' 7" x 5' 10"). Double glazed windows to front, built in desk unit, tile effect laminate flooring.

Bathroom

1.79m x 1.74m (5' 10" x 5' 9"). Obscure double glazed windows to rear, low level flush WC, hand wash basin set on laminate surface over base units, P-shaped panelled bath, rainfall shower, part tiled walls, chrome hand towel radiator, vinyl flooring.

SECOND FLOOR

Bedroom One

5.27m x 3.84m (17' 3" x 12' 7"). Double glazed windows to rear, skylight window to front, storage in eaves, large built-in storage cupboard with plumbing for ensuite.

EXTERIOR

Rear Garden

Approximately 35'. Part laid to artificial grass, part laid to composite decking.

Outbuilding

4.12m x 2.2m (13' 6" x 7' 3"). Inset spotlights to ceiling, double glazed windows to front, power and lighting, bar area, uPVC double glazed single door to side, access to Garage/shed to rear, access to WC.

Outbuilding WC

1.32m x 0.83m (4' 4" x 2' 9"). Low-level flush WC, corner hand wash basin with tiled splashback.

Garage/Shed

4.17m (max) x 1.98m (13' 8" x 6' 6"). Metal roller door to rear, power and lighting, uPVC double glazed single door to front.

Front Exterior

Paved giving off street parking for two small cars.