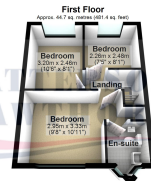
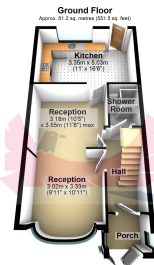


Total area: approx. 96.0 sq. metres (1032.9 sq. feet)



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Brights Avenue, Rainham

Guide Price £425,000

- GUIDE PRICE £425,000 - £450,000
- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- EXCELLENT CONDITION THROUGHOUT
- CLASSIC, MINIMALIST INTERIOR DESIGN
- 23' BAY-FRONTED DOUBLE RECEPTION ROOM
- 16' x 11' EXTENDED KITCHEN/DINER
- MODERN GROUND FLOOR SHOWER ROOM/WC
- ENSUITE BATHROOM/WC TO BEDROOM ONE
- OFF STREET PARKING FOR TWO CARS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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

Front Entrance

Via double uPVC, double glazed doors opening into porch, double glazed windows to front and both sides, tiled flooring, second front entrance via uPVC obscure double glazed door opening into:

Entrance Hall

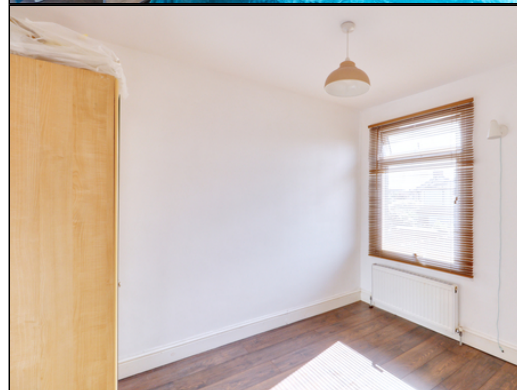
Radiator, laminate flooring, under stairs storage cupboard, stairs to first floor.

Reception Room

7.0m (Into bay) x 3.56m (23' 0" x 11' 8") > 3.34m (10' 11") Inset spotlights to ceiling, double glazed bay windows to front, two radiators, laminate flooring.

Kitchen / Diner

5.03m x 3.35m (16' 6" x 11' 0") Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, laminate splash backs, radiator, tiled flooring, uPVC double glazed door to rear opening to rear garden.



Ground Floor Shower Room

2.3m x 1.39m (7' 7" x 4' 7") Inset spotlights to ceiling, low level flush WC, hand wash basin set on base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, ceiling-level over stairs storage cupboard, laminate flooring.

Bedroom One

4.18m (Max) 3.04m (13' 9" x 10' 0") Double glazed windows to front, radiator, laminate flooring.

Ensuite Bathroom

1.65m x 1.62m (Not including bay) (5' 5" x 5' 4") Double glazed bay windows to front, panelled bath with shower attachment, low-level flush WC, hand wash basin, gun-metal grey hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

3.21m x 2.42m (10' 6" x 7' 11") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.57m x 2.35m (8' 5" x 7' 9") Double glazed windows to rear, radiator, laminate flooring.

EXTERIOR

Rear Garden

Approximately 40' (to front of shed) Part hardstanding, part laid to lawn, access to front via timber gate.

Front Exterior

Off street parking for two cars.