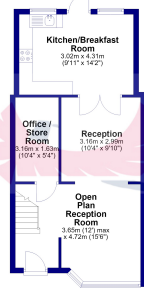
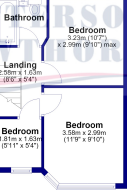


Ground Floor
Approx. 44.8 sq. metres (482.2 sq. feet)

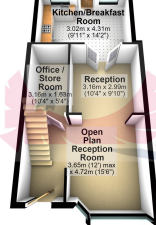


First Floor
Approx. 21.5 sq. metres (232.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 sq. feet)

Ground Floor
Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor
Approx. 21.5 sq. metres (232.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.4 sq. feet)



Pinewood Avenue, Rainham

Guide Price £415,000

- EXTENDED THREE BEDROOM TERRACED HOUSE
- 22' DOUBLE RECEPTION ROOM
- 10' x 5' OFFICE/STORE ROOM
- 14' x 9' EXTENDED KITCHEN/DINER
- MODERN, RE-FITTED BATHROOM
- 45' BEAUTIFULLY MAINTAINED REAR GARDEN
- OFF STREET PARKING
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX. 0.9 MILES TO RAINHAM C2C STATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	79
EU Directive 2002/91/EC			

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GROUND FLOOR

Front Entrance

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

Reception Room One

4.72m x 3.65m (15' 6" x 12' 0"). Double glazed bay windows to front, obscure double glazed windows looking into porch, two radiators, laminate flooring, understairs storage cupboard, stairs to first floor.

Office / Store Room

3.16m x 1.63m (10' 4" x 5' 4"). Built-in storage cupboards, part tiled walls, fitted carpet.

Reception Room Two

3.16m x 2.99m (10' 4" x 9' 10"). Laminate flooring, hardwood framed double doors to rear opening into:

Kitchen / Diner

4.31m x 3.02m (14' 2" x 9' 11"). Double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splashbacks, radiator, part tiled and part laminate flooring, uPVC framed obscure double glazed door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling leading to insulated loft, fitted carpet.

Bedroom One

3.58m x 2.99m (11' 9" x 9' 10"). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.23m x 2.99m (max) (10' 7" x 9' 10"). Double glazed windows to rear, built-in storage cupboard housing boiler, radiator, fitted carpet.

Bedroom Three

1.81m x 1.63m (5' 11" x 5' 4"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

Obscure double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath with fixed shower attachment, hand towel radiator, tiled and uPVC panelled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 45'. Decorative pebbled areas front and rear, remainder laid to lawn with bush and plant borders, raised brick flowerbed border to rear, timber shed to rear.

Front Exterior

Hardstanding with decorative pebble areas providing off street parking.