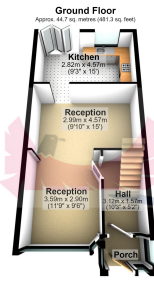


Total area: approx. 73.8 sq. metres (794.7 sq. feet)



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Glenwood Avenue, Rainham

Guide price £400,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- EXCELLENT CONDITION & IMMACULATLY PRESENTED
- TWO RECEPTIONS & 15' MODERN KITCHEN/DINER
- 2026 NEW ROOF, SOFFITS, FASCIAS & GUTTERING TO REAR EXTENSION
- 17' x 13' BLOCK-BUILT OUTBUILDING WITH 2026 NEW ROOF & SIDE ACCESS
- CUL-DE-SAC LOCATION IN HIGHLY SOUGHT AFTER RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- ONLY 0.7 MILES TO RAINHAM C2C STATION (APPROX.
- EASY ACCESS TO BUSES, A13 & M25
- TWO CAR OFF STREET PARKING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(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 hardwood door opening into porch; windows both sides and front, fitted carpet, second front entrance via uPVC obscure double glazed door opening into:

Entrance Hall

3.12m x 1.57m (10' 3" x 5' 2"). Obscure double glazed windows to front, radiator, understairs storage cupboard housing metres, stairs to first floor, access to:

Reception Room One

3.59m x 2.9m (11' 9" x 9' 6"). Double glazed windows to front, radiator, laminate flooring.

Recetpion Room Two

4.57m x 2.99m (15' 0" x 9' 10"). Radiator, laminate flooring, access to:

Kitchen / Diner

4.57m x 2.82m (15' 0" x 9' 3"). Modern daylight spotlight to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset butler-style sink and drainer with mixer tap, integrated oven, four burner gas hob, extractor, space and plumbing for washing machine and dishwasher, space for fridge, tiled splashbacks, vinyl flooring, uPVC framed double glazed French doors to rear opening to rear garden.



FIRST FLOOR

Landing

2.48m x 1.68m (8' 2" x 5' 6"). Loft hatch to ceiling leading to insulated loft housing boiler, double glazed windows to side, fitted carpet.

Bedroom One

3.57m x 2.63m (11' 9" x 8' 8"). Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.01m x 2.63m (9' 11" x 8' 8"). Double glazed windows to rear, radiator, feature Victorian-style fireplace, fitted carpet.

Bedroom Three

1.84m x 1.74m (6' 0" x 5' 9"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.84m x 1.79m (6' 0" x 5' 10"). Inset spotlights to ceiling, obscure double glazed windows to rear, panelled bath with shower attachment, low-level flush WC, hand wash basin set on base unit, chrome hand towel radiator, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 25' to front of outbuilding - Immediate patio, remainder laid to lawn, access to front via paved side pathway through timber gate.

Detached Block-built Outbuilding

5.39m x 4.19m (17' 8" x 13' 9") Power and lighting, timber double doors and single hardwood door to front.

Front Exterior

Fully paved providing off street parking for two cars.

