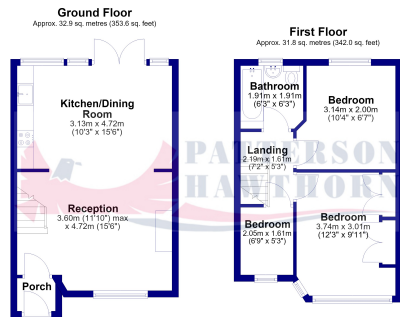
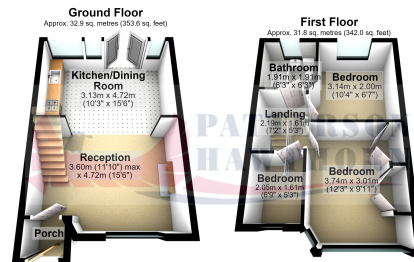
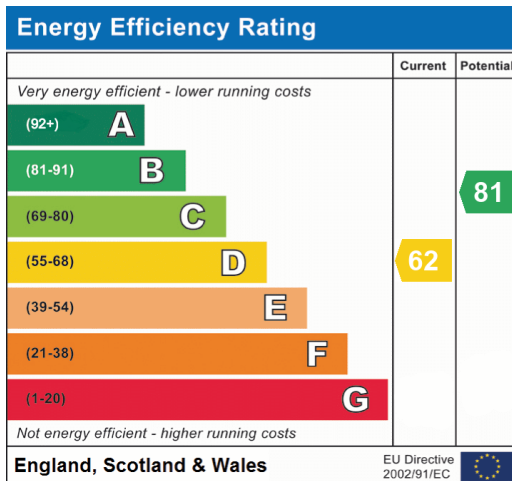




Total area: approx. 64.6 sq. metres (695.6 sq. feet)



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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.



Hawthorn Avenue, Rainham

Guide price £400,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- ENGINEERED OAK FLOORING
- MODERN SHUTTER BLINDS
- LOG BURNER
- 53' REAR GARDEN WITH RAISED DECKING, BRICK BBQ & REAR ACCESS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- 19' x 12' DETACHED GARAGE, WITH HUGE POTENTIAL TO CONVERT
- OFF STREET PARKING FOR TWO CARS





GROUND FLOOR

Front Entrance

Via composite door opening into porch; double glazed window to front, tiled flooring, second front entrance via hardwood door opening into:

Lounge

4.72m x 3.6m (15' 6" x 11' 10") (Into bay) Double glazed bay windows to front with modern integral shutter blinds, inset spotlights to ceiling, radiator, log burner, understairs storage cupboard housing electricity meter, engineered oak flooring, stairs to first floor.

Kitchen

4.72m x 3.13m (15' 6" x 10' 3"). Double glazed windows to rear, inset spotlights to ceiling, a range of matching wall and base units, oak worksurfaces, inset butler-style sink with mixer tap, four ring induction hob, extractor hood, integrated oven, space and plumbing for washing machine, space for American-style fridge freezer, tiled splashbacks, engineered oak flooring, uPVC framed double glazed French doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to boarded and insulated loft, engineered oak flooring.



Bedroom One

3.74m x 2.98m (12' 3" x 9' 9"). Double glazed bay windows with modern integral shutter blinds to front, inset spotlights to ceiling, fitted wardrobes, radiator, engineered oak flooring.

Bedroom Two

3.15m x 3.03m (10' 4" x 9' 11") > 2.71m x 3.15m (8' 11" x 10' 4"). Inset spotlights to ceiling, double glazed windows to rear, radiator, engineered oak flooring.

Bedroom Three

2.05m x 1.64m (6' 9" x 5' 5"). Double glazed windows to front with modern integral shutter blinds, inset spotlights to ceiling, engineered oak flooring.

Bathroom

1.9m x 1.71m (6' 3" x 5' 7"). Obscure double glazed windows to rear, inset spotlights to ceiling, panelled bath, rainfall shower, low level flush WC, hand wash basin set on base units, modern vertical chrome radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 53'. Immediate raised decking area, remainder part laid to lawn and part paved, built-in brick barbecue, access to rear via timber gate.

Detached Garage

5.81m x 3.75m (19' 1" x 12' 4") Up and over door to rear, uPVC single door to front, power and lighting.

Front Exterior

Fully paved providing off street parking for two cars.