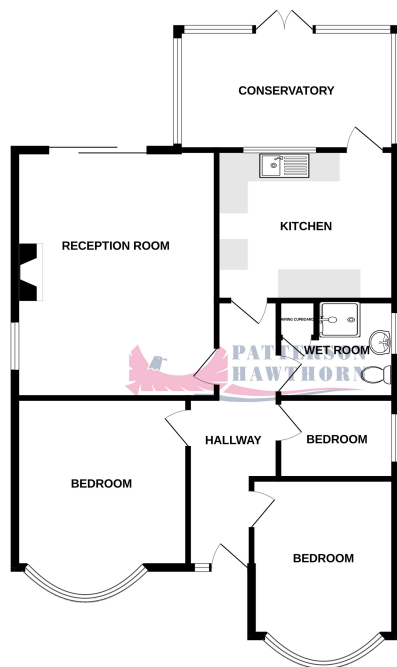


GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreX 5/2022



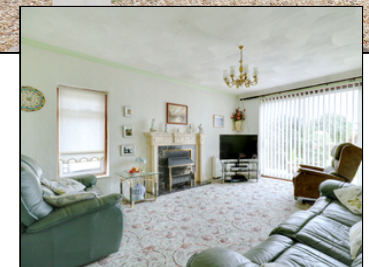
01708 500 000

Rainham@pattersonhawthorn.co.uk



King Edward Avenue, Rainham £550,000

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- 21' SIDE PLOT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 22' GARAGE WITH CAR PIT
- ONE OF RAINHAM'S MOST SOUGHT AFTER ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES & MAJOR ROADS
- RARE OPPORTUNITY FOR BOTH OWNER OCCUPIERS OR DEVELOPERS



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Loft hatch to ceiling, storage heater, laminate flooring.

Reception Room

5.16m x 4.27m (16' 11" x 14' 0") Double glazed windows to side, two storage heaters, feature fireplace, fitted carpet, aluminum framed sliding door to rear opening to rear garden.

Bedroom One

4.39m x 3.66m (14' 5" Into bay x 12' 0") Double glazed bay windows to front, storage heater, laminate flooring.

Bedroom Two

4.04m x 3.05m (13' 3" Into bay x 10' 0") Double glazed bay windows to front, storage heater, laminate flooring.



Bedroom Three

2.48m x 1.71m (8' 2" x 5' 7") Double glazed windows to side, built-in storage unit, fitted wardrobe, laminate flooring.

Kitchen

3.79m x 3.18m (12' 5" x 10' 5") Windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for appliance, space for fridge, carpet tiled flooring, hardwood door to rear opening into:

Conservatory

4.62m x 2.55m (15' 2" x 8' 4") Double glazed windows throughout, tiled flooring, plumbing for appliance, hardwood framed double doors to rear opening to rear garden.

Wet Room

2.47m x 2.08m (8' 1" x 6' 10") Opaque double glazed windows to side, low level flush WC, hand wash basin, shower, built-in storage cupboard housing water tank, heated towel rail, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 85' Immediate wrap-around patio, remainder laid to lawn with bush and plant borders and various trees throughout.

Side Plot

Approximately 21' wide.



Detached Garage

6.78m x 3.39m (22' 3" x 11' 1") Double doors to front, car pit, metal door to rear.

Front Exterior

Partly laid to decorative pebbles, part flowerbed with various bush and plants, part paved giving off street parking for multiple cars.