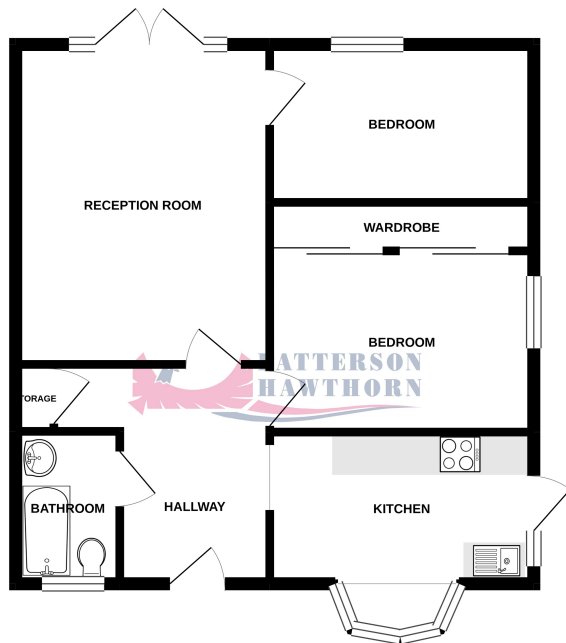


GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.
While 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 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		76
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		78
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	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.



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Glenwood Avenue, Rainham

Guide Price £270,000

- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- APPROX 100FT PRIVATE REAR GARDEN
- WELL MAINTAINED THROUGHOUT
- NO SERVICE CHARGE
- CLOSE TO AMENITIES & SCHOOLS
- APPROX 0.5 MILES TO RAINHAM C2C STATION
- OFF STREET PARKING
- GUIDE PRICE £270,000 - £280,000



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

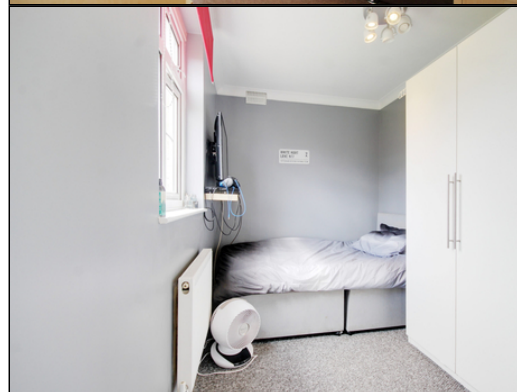
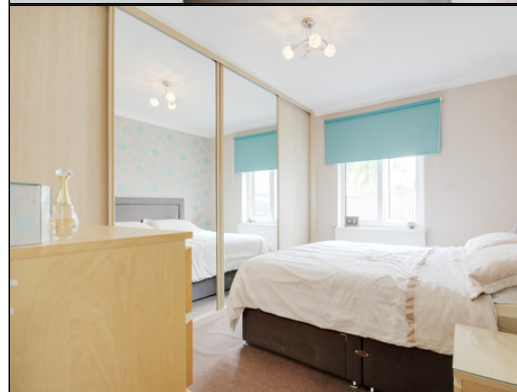
Under-stairs storage cupboard, further built-in storage cupboard housing electricity meter and fuse board, radiator, Parquet flooring.

Kitchen / Diner

3.63m x 2.1m (11' 11" x 6' 11") Double glazed bay window to front, double glazed windows to side, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, radiator, vinyl flooring, uPVC Framed door to side leading to side and rear garden.

Bedroom One

3.63m x 3.18m (11' 11" x 10' 5") into fitted wardrobe, double glazed windows to side, fitted wardrobes, radiator, fitted carpet.



Bathroom

2.11m x 1.44m (6' 11" x 4' 9") Opaque double glazed windows to front, panelled bath with shower attachment, low-level flush WC, hand wash basin, tiled walls, radiator, tile effect vinyl flooring.

Lounge / Diner

4.43m x 3.5m (14' 6" x 11' 6") Double glazed windows to rear, radiator, Parquet flooring, uPVC framed double doors to rear opening to rear garden.

Bedroom Two

3.65m x 2.19m (12' 0" x 7' 2") Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 96ft - Immediate wrap-around hard standing area with access to front via timber gate, remainder laid to lawn.

Front Exterior

Fully paved giving off street parking.