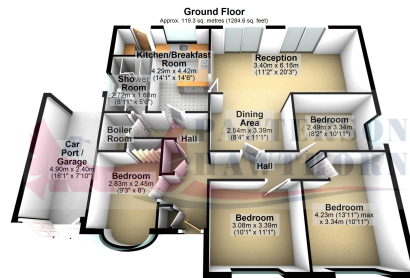


Total area: approx. 119.3 sq. metres (1284.6 sq. feet)



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King Edward Avenue, Rainham

£675,000

- FOUR BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- BOASTING OVER 1284 SQUARE FEET
- 100' REAR GARDEN (APPROX)
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- WIDE PLOT WITH POTENTIAL TO DEVELOP (SUBJECT TO PLANNING)
- 22' x 20' (MAX) DOUBLE RECEPTION ROOM
- FOUR PIECE WET ROOM
- EPC RATING D & COUNCIL TAX BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(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 hardware door opening into:

Entrance Hall

Spotlights to ceiling, loft hatch to ceiling, large built-in storage cupboard housing boiler, fitted wardrobes, radiator, laminate flooring.

Double Reception Room

6.16m x 3.40m (20' 3" x 11' 2") > 3.39m x 2.54m (11' 1" x 8' 4") inset spotlights to ceiling, two sets of double glazed sliding doors to rear opening to rear garden, two radiators, laminate flooring.

Kitchen

4.42m x 4.29m (14' 6" x 14' 1") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, five ring induction hob, space for appliance, space and plumbing for washing machine, space for tumble dryer, tiled splashbacks, radiator, laminate flooring, hardwood stable-style door to rear opening to rear garden.



Bedroom One

4.23m x 3.24m (13' 11" x 10' 8") Inset spotlights to ceiling, double glazed windows to front, radiator.

Bedroom Two

3.39m x 3.08m (11' 1" x 10' 1") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three

3.34m x 2.49m (10' 11" x 8' 2") Double glazed windows to side, radiator, fitted carpet.

Bedroom Four

2.83m x 2.45m (9' 3" x 8' 0") Double glazed bay window to front, fitted wardrobes, radiator.

Wet Room

2.72m x 1.68m (8' 11" x 5' 6") Obscure double glazed windows to side, inset spotlights to ceiling, low-level flush WC, hand wash basin, shower cubicle, additional mobility shower cubicle, tiled walls, radiator, non-slip vinyl flooring.

EXTERIOR

Rear Garden

Approximately 100' Mostly laid to lawn, hardstanding driveway to side, detached brick outbuilding to rear, attached carport/garage to side, access to front via timber gate.

Attached Carport / Garage

4.90m x 2.40m (16' 1" x 7' 10")

Front Exterior

Mostly laid to decorative pebbles, raised brick flowerbed border, off street parking.