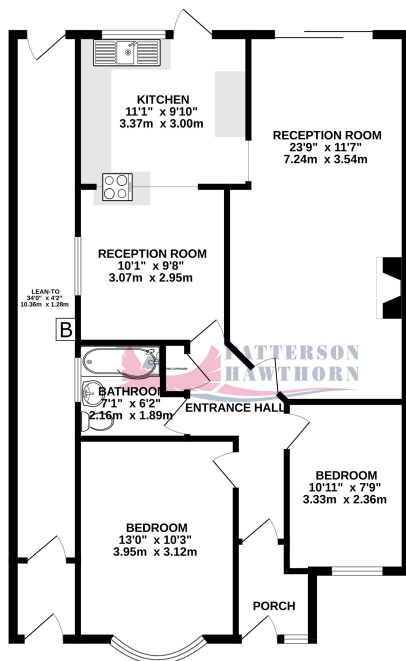


GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with HomePlan 2022.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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.



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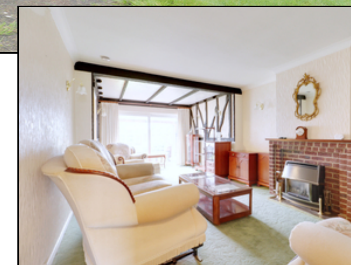
Rainham@pattersonhawthorn.co.uk



Lake Avenue, Rainham

£425,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- HUGE POTENTIAL TO MODERNISE & EXTEND (SUBJECT TO PLANNING CONSENTS)
- GARAGE, OUTBUILDINGS & LEAN-TO
- WELL MAINTAINED FRONT & REAR GARDENS
- HIGHLY SOUGHT AFTER ROAD
- EVER POPULAR NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, obscure double glazed window to front, radiator, fitted carpet, second front entrance via hardwood framed door opening into:

Entrance Hall

Loft hatch to ceiling, storage cupboard, radiator, ceiling level storage cupboard housing electricity meter and fuse box.

Bedroom One

3.95m x 3.12m (13' 0" x 10' 3") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.34m x 2.36m (10' 11" x 7' 9") Double glazed windows to front, fitted wardrobes and over bed units, radiator, fitted carpet.

Bathroom

2.16m (Max) x 1.89m (7' 1" x 6' 2") Inset spotlights to ceiling, obscure windows to side, P-shaped panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.



Reception Room One

7.24m x 3.55m (23' 9" x 11' 8") > 3.11m (10' 2") Exposed beams to rear ceiling, exposed brick feature fireplace, two radiators, fitted carpet, uPVC framed double glazed sliding door to rear opening to rear garden.

Reception Room Two

3.07m x 3.12m (10' 1" x 10' 3") Double glazed windows to side, radiator, fitted carpet.

Kitchen

2.74m x 3.37m (9' 0" x 11' 1") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, space and plumbing for washing machine, breakfast-bar area, tiled splash backs, vinyl flooring, uPVC framed double glazed single door to rear opening to rear garden.



EXTERIOR

Rear Garden

Approximately 35' (To the rear of Lean To) Immediate raised patio, remainder laid to lawn with raised brick flowerbed borders, hard standing path to centre, sheltered brick barbecue, brick shed, attached lean to/shed with corrugated plastic roof housing boiler.



Garage

6.0m x 2.46m (19' 8" x 8' 1") Power and lighting, car inspection pit, attached rear lean to.

Front Exterior

Laid to lawn front garden with hard standing path and raised brick flowerbed borders, shared driveway to side leading to garage to rear.

