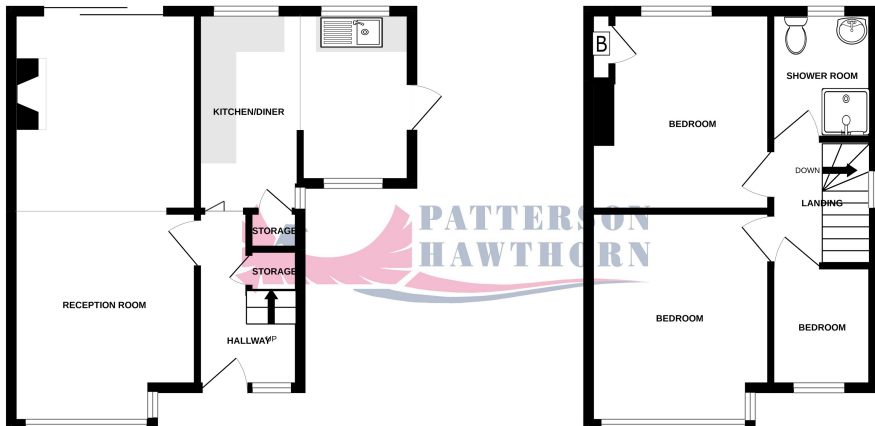


GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (70.0 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.
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Wilfred Avenue, Rainham

Guide Price £450,000

- THREE BEDROOMS END OF TERRACE HOUSE
- 23' RECEPTION ROOM & 10' EXTENDED KITCHEN
- CORNER PLOT REAR GARDEN IN EXCESS OF 90'
- SOUGHT AFTER CUL-DE-SAC IN EVER POPULAR RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.5 MILES TO RAINHAM C2C STATION
- OFF STREET PARKING



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 hardwood door opening into:

Hallway

Under-stairs storage cupboard housing gas meter, opaque fixed windows to front, radiator, laminate flooring, stairs to first floor.

Reception Room

7.14m x 3.16m (23' 5" x 10' 4") Double glazed bay windows to front, radiator, feature fireplace, aluminium framed sliding doors to rear opening to rear garden, laminate flooring.

Kitchen / Diner

3.72m x 3.4m (12' 2" x 11' 2") > 2.93m (9' 7") Double glazed windows to front and rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer, space for double cooker, space and plumbing for dishwasher, space and plumbing for washing machine, part tiled walls, radiator, vinyl flooring, door to side leading to side and rear garden.



FIRST FLOOR

Landing

Double glazed window to side, fitted carpet.

Bedroom One

3.75m x 3.18m (12' 4" x 10' 5") Double glazed windows to front, radiator, fitted wardrobes and over bed units, laminate flooring.

Bedroom Two

3.38m x 2.83m (11' 1" x 9' 3") Double glazed windows to rear, built-in storage cupboard housing boiler, radiator, fitted carpet.

Bedroom Three

2.11m x 1.71m (6' 11" x 5' 7") Double glazed windows to front, radiator, fitted carpet.

Shower Room

2.1m x 1.66m (6' 11" x 5' 5") Loft hatch to ceiling, double glazed opaque window to rear, low level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 92' Immediate raised patio area and wrap-around hard standing driveway, remainder laid to lawn with various bushes, plants and trees, timber shed, greenhouse, access to front via hard standing drive to side.

Front Exterior

Small laid to lawn front garden, hard standing drive giving off street parking for at least two vehicles.