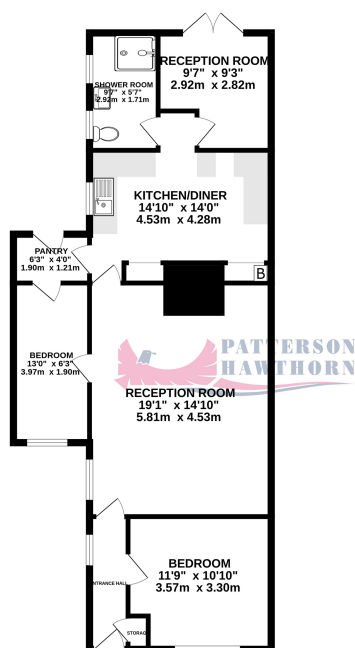


GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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 not 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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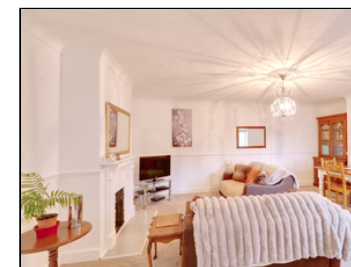
Rainham@pattersonhawthorn.co.uk



## Arterial Avenue, Rainham

£400,000

- GUIDE PRICE £400,000 - £425,000
- TWO BEDROOM DETACHED BUNGALOW
- EXCELLENT CONDITION & IMMACULATLY PRESENTED
- REFURBISHED THROUGHOUT
- 18' x 15' MAIN RECEPTION ROOM
- 9' x 9' SECOND RECEPTION/POTENTIAL THIRD BEDROOM
- 15' KITCHEN/DINER WITH PANTRY



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Built-in cupboard housing fuse box and electricity meter, radiator, double glazed windows, parquet effect vinyl flooring.

### **Bedroom One**

3.56m x 3.31m (11' 8" x 10' 10") Double glazed windows to front, radiator, fitted carpet.

### **Reception Room**

5.77m x 4.61m (18' 11" x 15' 1") Double glazed windows to side, radiator, feature exposed-brick fireplace, fitted carpet.

### **Bedroom Two**

3.97m x 1.89m (13' 0" x 6' 2") Double glazed windows to front, electric heater, fitted carpet, hardwood door to rear opening into:



### **Pantry**

1.92m x 1.16m (6' 4" x 3' 10") Built-in shelving, parquet effect vinyl flooring, uPVC framed double glazed single door to rear opening to rear garden.

### **Kitchen / Diner**

4.78m x 2.8m (15' 8" x 9' 2") Inset spotlights to ceiling, double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space for freestanding fridge freezer, space and plumbing for dishwasher and washing machine, built-in storage cupboards, one housing boiler, tiled splashback, parquet effect vinyl flooring.



### **Reception Room Two / Potential Third Bedroom**

2.93m x 2.82m (9' 7" x 9' 3") (Max) Radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

### **Shower Room**

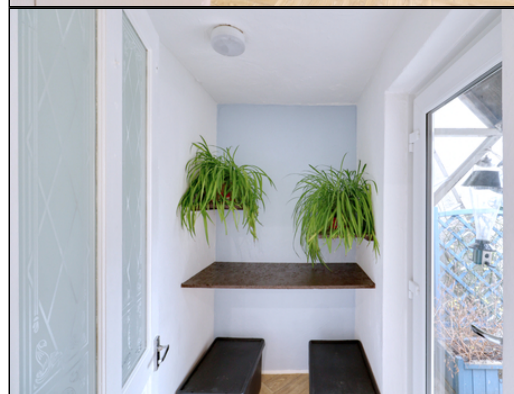
2.89m x 1.7m (9' 6" x 5' 7") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, heated towel rail, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 47' (Max) Immediate patio, remainder laid to lawn with bush and plant borders, timber shed to rear.



### **Front Exterior**

Laid to lawn front garden with bush and plant borders, driveway is laid to pebbles giving off street parking.