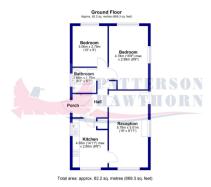


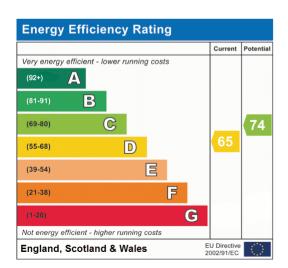
01708 500 000

Rainham@pattersonhawthorn.co.uk





Total area: approx. 62.2 sq. metres (669.3 sq. feet)



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Fairview Avenue, Rainham £450,000

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- 85' REAR GARDEN (APPROX)
- HUGE POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- GARAGE & OFF STREET PARKING
- SOUGHT AFTER ROAD IN FAVOURED NORTH SIDE OF RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES, M25 & A13
- EPC RATING D & COUNCIL TAX BAND D





GROUND FLOOR

Side Entrance

Via double uPVC framed double glazed doors opening into porch; fitted carpet, second front entrance via uPVC obscure double glazed double doors opening into:

Entrance Hall

Built-in storage cupboard housing water tank, radiator, fitted carpet.

Reception Room

5.79m x 3.01m (19' 0" x 9' 11"). Double glazed windows to front and side, feature gas fireplace, two radiators, fitted carpet, uPVC framed obscure double glazed single door to side opening to side exterior.

Kitchen / Diner

4.55m x 2.6m (14' 11" x 8' 6"). Double glazed windows to front and side, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for freestanding fridge freezer, built-in base-level storage space, hatch opening into reception room, radiator, part tiled walls, tile effect vinyl flooring.









Bedroom One

4.78m x 2.89m (15' 8" x 9' 6"). Double glazed windows to rear and side, radiator, fitted carpet.

Bedroom Two

3.06m x 2.75m (10' 0" x 9' 0"). Double glazed windows to rear, radiator, fitted wardrobes, drawers and over-bed units, fitted carpet.

Bathroom

1.88m x 1.7m (6' 2" x 5' 7"). Double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 85'. Part paved and part laid to lawn, detached summer house with uPVC double glazed windows and doors.

Detached Garage

4.9m x 2.56m (16' 1" x 8' 5") Metal up and over door to front, single door to side, power and lighting.

Front Exterior

Paved with feature bush centrepiece, access to garage to side, off street parking.