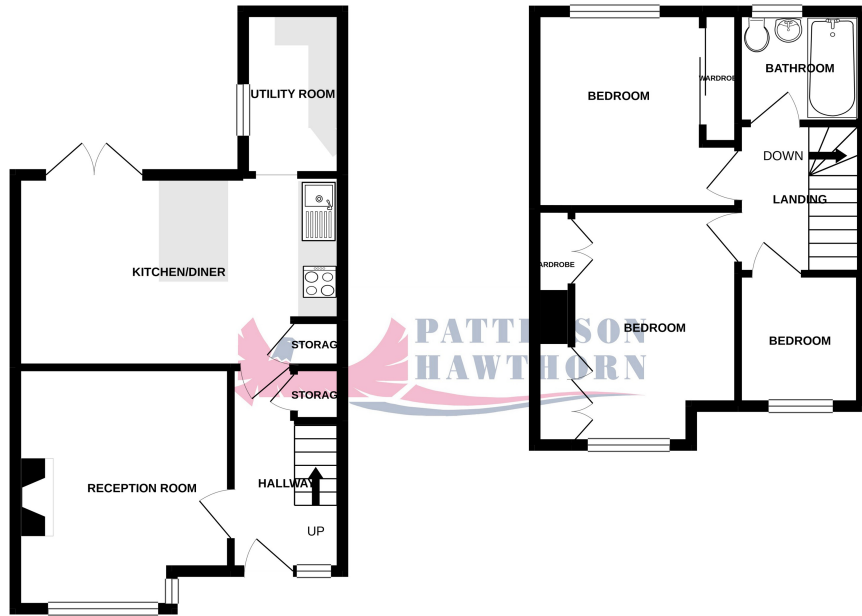


GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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01708 500 000

Rainham@pattersonhawthorn.co.uk



Castle Avenue, Rainham Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE BEDROOMS TERRACED HOUSE
- PLANNING PENDING FOR DETACHED ONE BED BUNGALOW
- PLANNING REFERENCE NUMBER: P0910.21
- APPROX 200' REAR GARDEN
- TWO RECEPTION ROOMS & UTILITY ROOM
- RE-FITTED KITCHEN & BATHROOM
- IMMACULATELY MAINTAINED & PRESENTED THROUGHOUT
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- OFF STREET PARKING FOR TWO CARS



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Under-stairs storage cupboard housing gas and electricity meter and fuse box, radiator, laminate flooring, stairs to first floor, opaque double glazed window to front.

Reception Room

3.76m x 3.36m (12' 4" x 11' 0") Double glazed windows to front, radiator, feature gas fireplace, fitted carpet.

Kitchen / Diner

5.1m x 3.0m (16' 9" x 9' 10") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, tiled splash backs, kitchen island with a laminate work surface and a range of base units with breakfast bar area, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden.

Utility Room

2.55m x 1.55m (8' 4" x 5' 1") Inset spotlights to ceiling, opaque double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, integrated fridge, integrated freezer, space and plumbing for washing machine, space for tumble dryer, integrated microwave, tiled splash backs, radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integrated pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One

3.17m x 3.9m (10' 5" x 12' 10") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, built in drawer units, laminate flooring.

Bedroom Two

3.17m x 3.08m (10' 5" x 10' 1") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.07m x 1.82m (6' 9" x 6' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.79m x 1.75m (5' 10" x 5' 9") Opaque double glazed windows to rear, panelled bath with shower, low-level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, wood grain effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 200ft - Immediate patio area, remainder laid to lawn with paved pathway to centre, pond, timber shed.

Detached Brick Outbuilding (To Rear)

Accessed via Fontaine Avenue.

Front Exterior

Fully paved giving off street parking for two vehicles.

