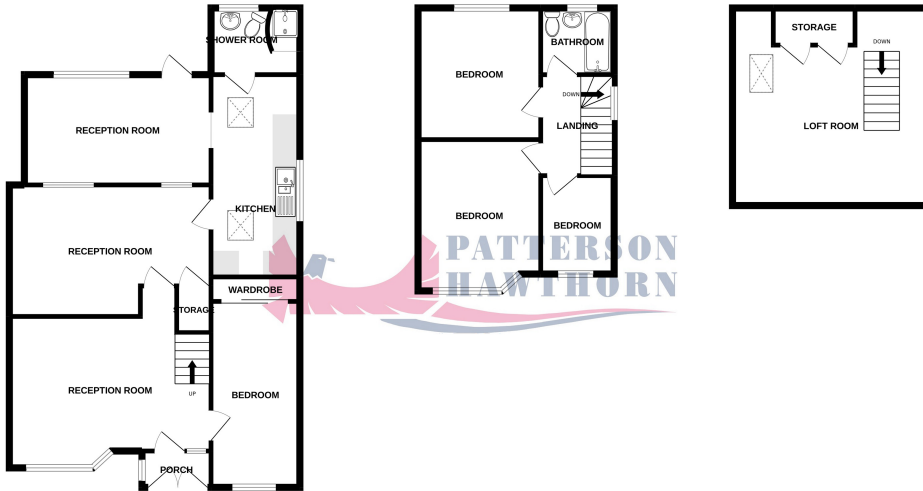


GROUND FLOOR
634 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.

2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.




TOTAL FLOOR AREA: 1474 sq.ft. (136.9 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	60	
(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	

Rothbury Avenue, Rainham Guide Price £500,000

- FOUR BEDROOMS PLUS ADDITIONAL LOFT ROOM
- GROUND FLOOR SHOWER & FIRST FLOOR BATHROOM
- THREE RECEPTION ROOMS
- EXTENDED TO SIDE & REAR
- MULTI-VEHICLE OFF STREET PARKING
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- NO ONWARD CHAIN
- APPROX 1 MILE TO RAINHAM C2C STATION



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 double uPVC framed doors opening into porch opaque double glazed window to side, laminate tiled flooring, second front entrance via hardwood framed and door opening into:

Reception Room One

5.1m x 3.83m (16' 9" x 12' 7") Into double glazed bay windows to front, modern vertical wall mounted radiator, laminate flooring, inset spotlights to ceiling, stairs to first floor.

Reception Room Two

5.1m x 3.32m (16' 9" x 10' 11") Inset spotlights to ceiling, radiator, built-in under stairs storage cupboard, double glazed window to rear, laminate flooring.

Kitchen

5.12m x 2.25m (16' 10" x 7' 5") Lantern skylight windows to ceiling, inset spotlights to ceiling, opaque double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, breakfast bar, tiled splash backs, radiator, porcelain tiled flooring.

Reception Room Three

4.78m x 2.8m (15' 8" x 9' 2") Double glazed windows to rear, two radiators, porcelain tiled flooring, aluminium framed door to rear opening to rear garden.

Ground Floor Shower Room

2.22m x 1.69m (7' 3" x 5' 7") Opaque double glazed windows to rear, floating WC, hand wash basin, rainfall shower with mosaic tiled partition, chrome hand towel radiator, tiled walls, tiled flooring.



Ground Floor Bedroom

5.43m x 2.26m (17' 10" x 7' 5") Into fitted wardrobe, double glazed windows to front, radiator, fitted wardrobes and drawer units, fitted carpet.

FIRST FLOOR

Landing

Via hardwood stairs with LED lights, loft hatch to ceiling with integral pull-down ladder leading to loft room, double glazed windows to side, laminate tiled flooring.

Bedroom One

3.99m x 3.11m (13' 1" x 10' 2") Double glazed bay windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.33m x 3.11m (10' 11" x 10' 2") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.49m x 1.89m (8' 2" x 6' 2") Double glazed windows to front, radiator, laminate flooring.

Bathroom

1.87m x 1.69m (6' 2" x 5' 7") Double glazed windows to rear, panelled bath, rainfall shower, low-level flush WC, hand wash basin inset within drawer units, chrome towel radiator, tiled walls, tiled flooring.

Loft Room

5.0m x 5.0m (16' 5" x 16' 5") Skylight window to rear ceiling, built-in storage cupboard, fitted carpet.

EXTERIOR

Rear Garden

Approximately 45' Immediate raised decking area, remainder paved with raised block built pond and built-in pump and filter unit, access to rear via timber gate.

Detached Outbuilding

Power and lighting.

Front Exterior

Paved giving off street parking for two vehicles.

