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Deri Avenue, Rainham £465,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- FULL WIDTH REAR EXTENSION & DORMER LOFT EXTENSION
- 25' MAIN RECEPTION ROOM & 23' X 16' KITCHEN/DINER
- FIRST FLOOR BATHROOM & SECOND FLOOR ENSUITE SHOWER ROOM
- OFF STREE PARKING FOR TWO CARS
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO RAINHAM C2C STATION





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GROUND FLOOR 628 st #. (58.3 st.m.) approx.



2ND FLOOR 201 sq.ft (26.1 sq.m.) approx OUTBUILDING 183 sq/ft. (17.0 sq.m.) appro

15T FLOOR 401 sq.ft. (37.2 sq.m.) approx

> TOTAL FLOOR AREA: 1493 sqft, (1387 sq,m) approx. The server starters have not able to enserve the accouncy of the boots contained have, measurements of doors, videous, icoms and any other terms are approximate and no responsibility is taken for any encyresistion of mini-starters. This fain is for listicative pupposes only and shadd be used as such by any operative purchase. The private is further and public public and the start of any distance and the second starter and the second starter and the second and the second and the second and no guarantee and the second starter and the se

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 composite door opening into:

Porch

1.9m x 1.6m (6' 3" x 5' 3") Spotlight board to ceiling, opaque double glazed window to side, porcelain tiled flooring, second front entrance via uPVC door opening into:

Hallway

Opaque double glazed window to side, radiator, under stairs storage cupboard housing metres, laminate flooring, stairs to first floor.

Double Reception Room

7.84m x 3.07m (25' 9" x 10' 1") > 2.62m (8' 7") Double glazed bay windows to front, two radiators, inset spotlights to dining area ceiling, hardwood folding doors to rear opening into:

Kitchen / Diner

7.33m x 5.0m (24' 1" x 16' 5") max. Dining area; inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring, uPVC framed single door and double glazed window to rear opening to rear garden, laminate flooring. Kitchen area; inset spotlights to ceiling, opaque double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space for large range master cooker, extractor hood, space and plumbing for washing machine, integrated dishwasher, tiled splash backs, laminate flooring.

FIRST FLOOR

Landing

Opaque double glazed windows to side, radiator, fitted carpet, stairs to second floor.





Bedroom Two

3.69m x 3.04m (12' 1" x 10' 0") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

 $4.28m \times 3.06m (14' 1'' \times 10' 0'')$ Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Four

2.15m x 1.52m (7' 1" x 5' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.94m x 1.68m (6' 4" x 5' 6") Double glazed windows to rear, panelled bath, shower, hand wash basin over base units, chrome hand towel radiator, tiled walls, tiled flooring.

SECOND FLOOR

Landing

Skylight window to ceiling, eye-level storage cupboard housing fuse box, fitted carpet.

Bedroom One

 $6.05m\ x\ 2.54m\ (19'\ 10''\ x\ 8'\ 4'')$ Double glazed windows to rear, radiator, skylight window to front ceiling, fitted carpet, built-in storage cupboard/potential walk-in wardrobe.

Ensuite Shower Room

2.18m x 1.76m (7' 2" x 5' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin over base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 40' Laid to artificial grass with porcelain tiled borders with inset spotlights, access to front via metal gate.

Detached Outbuilding

4.71m x 2.91m (15' 5" x 9' 7") Double glazed windows and uPVC framed double doors to front, laminate flooring, laminate work surface over space for fridge and tumble dryer, large built-in storage cupboard.

Shower Room / WC

 $2.47m \times 0.91m$ (8' 1" x 3' 0") Low level flush WC, hand wash basin over base units, shower cubicle, part tiled walls, tiled flooring.

Front Exterior

Fully paved giving off street parking for two cars.