


TOTAL FLOOR AREA: 1263 sq.ft. (117.4 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. Made with Merge 11/2021.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		
(55 to 68) D	61	
(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 £425,000

- GUIDE PRICE £425,000 - £450,000
- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO REAR
- 24' BAY FRONTED RECEPTION ROOM & 18' LOFT ROOM
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- 0.7 MILES TO RAINHAM C2C STATION
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- OFF STREET PARKING FOR TWO CARS
- NO ONWARD CHAIN



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 uPVC door opening into:

Ground Floor Hallway

Under-stairs storage space, small storage cupboard housing gas and electricity meters, radiator, hardwood flooring, stairs to first floor.

Reception Room

7.55m x 3.33m (24' 9" x 10' 11"). Double glazed bay window to front, two radiators, feature exposed brick fireplace with log burner, hardwood flooring.

Kitchen/Diner

5.11m x 2.83m (16' 9" x 9' 3"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated double oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, breakfast bar area, tiled splash backs, tiled flooring, uPVC framed double doors to rear opening into rear garden.

Ground Floor Shower Room

2.63m x 1.77m (8' 8" x 5' 10") x 1.68m (5' 6"). Inset spotlights to ceiling, opaque double glazed window to rear, low-level flush WC, hand wash basin inset within drawer units, shower cubicle, part tiled walls, chrome hand towel radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral step ladder leading to loft room, double glazed windows to side, hardwood flooring.

Bedroom One

3.64m x 3.21m (11' 11" x 10' 6") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.84m x 3.23m (12' 7" x 10' 7"). Double glazed windows to front, radiator, laminated flooring.

Bedroom Three

2.22m x 1.84m (7' 3" x 6' 0"). Double glazed bay windows to front, radiator, laminate flooring.

Bathroom

Opaque Double glazed windows to rear, panelled bath with shower attachment, low-level flush WC, hand was basin, radiator, tiled walls, tiled flooring



SECOND FLOOR

Loft Room

5.54m x 3.71m (18' 2" x 12' 2"). Skylight windows to front and rear ceiling, storage in eaves, carpet tiled flooring.



EXTERIOR

Rear Garden

19.77m x 0m (64' 10" x 0' 0") Approximately 64'. Immediate wrap-around patio area, hard standing area to rear, timber shed to rear, remainder laid to lawn with bush and plant borders, access to front via metal gates.



Front Exterior

Fully paved giving off street parking.