

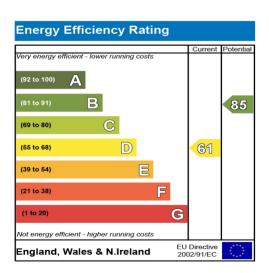


2ND FLOOR 305 sq.ft. (28.3 sq.m.) approx

TOTAL FLOOR AREA: 1263 sq.ft. (117.4 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the floorpina cortained here, measurement of doors, wrotows, norms and any other terms are approximate and no responsibility is siden for any error, omission or mis-steemedt. This plan is for fillustrative purposes only and should be used as such by any perspective purchase.

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## 01708 500 000

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# 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





#### **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**

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

## Kitchen/Diner

 $5.11 \text{m} \times 2.83 \text{m}$  (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 > 1.77m (8' 8" > 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**

 $3.84 \, \text{m} \times 3.23 \, \text{m} (12' \, 7'' \times 10' \, 7'')$ . Double glazed windows to front, radiator, laminated flooring.

#### **Bedroom Three**

 $2.22m \times 1.84m (7' 3" \times 6' 0")$ . 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**

 $5.54m \times 3.71m (18' 2" \times 12' 2")$ . 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.