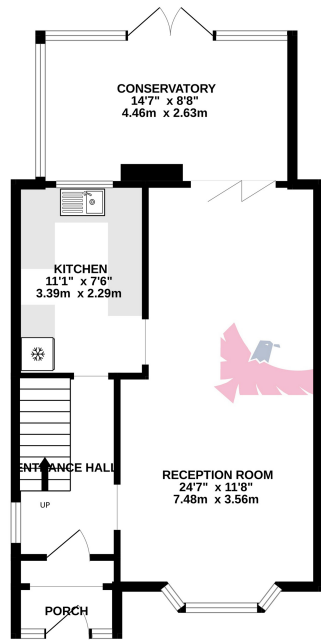
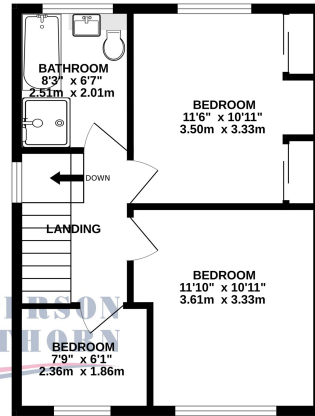


GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.  
While 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 Measure 12/2/24

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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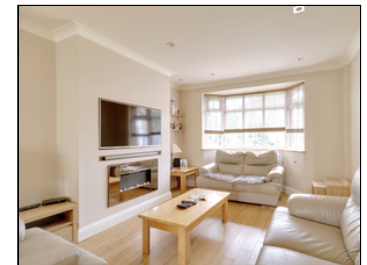
Rainham@pattersonhawthorn.co.uk



## Maclennan Avenue, Rainham

£450,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- 24' RECEPTION ROOM
- CONSERVATORY WITH UNDERFLOOR HEATING
- RE-FITTED KITCHEN WITH OAK WORKTOPS
- EXTENDED FOUR PIECE BATHROOM
- GARAGE & OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, double glazed windows to front and both sides, inset spotlights to ceiling, fitted carpet, second front entrance via composite door opening into:

### **Entrance Hall**

Inset spotlights to ceiling, under stairs storage space, obscure double glazed windows to side, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

7.49m (Into bay) x 3.56m (24' 7" x 11' 8") > 3.05m (10' 0") Inset spotlights to ceiling throughout, double glazed bay windows to front, feature built in media unit, radiators, laminate flooring, hardwood framed bi folding doors to rear opening into:

### **Conservatory**

4.46m x 2.64m (14' 8" x 8' 8") Double glazed windows throughout, corrugated plastic roof, built-in media unit, radiator, laminate flooring, uPVC framed double doors to rear opening to rear garden, underfloor heating.

### **Kitchen**

3.3m x 2.29m (10' 10" x 7' 6") Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, oak work surfaces, sink with oak drainer and brush chrome mixer tap. additional boiling water tap, space for large cooker with five ring gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, radiator, laminate flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to side.

### **Bedroom One**

3.5m x 3.33m (11' 6" x 10' 11") (Into fitted wardrobes) Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

### **Bedroom Two**

3.56m x 3.33m (11' 8" x 10' 11") > 2.99m (9' 10") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.36m x 2.12m (7' 9" x 6' 11") Inset spotlights to ceiling, double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bathroom**

2.51m x 2.01m (8' 3" x 6' 7") Inset spotlights to ceiling, obscure double glazed windows to rear, panelled bath with shower attachment, low-level flush WC, hand wash basin set on a granite surface over base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 44' Immediate patio, remainder laid to lawn with flower borders, access to front via timber gate.

### **Garage**

5.05m x 2.5m (16' 7" x 8' 2") Power and lighting, hardwood double doors to front, hardwood single door to rear.

### **Front Exterior**

Mostly paved giving off street parking, part laid to lawn front garden with flowerbed borders.