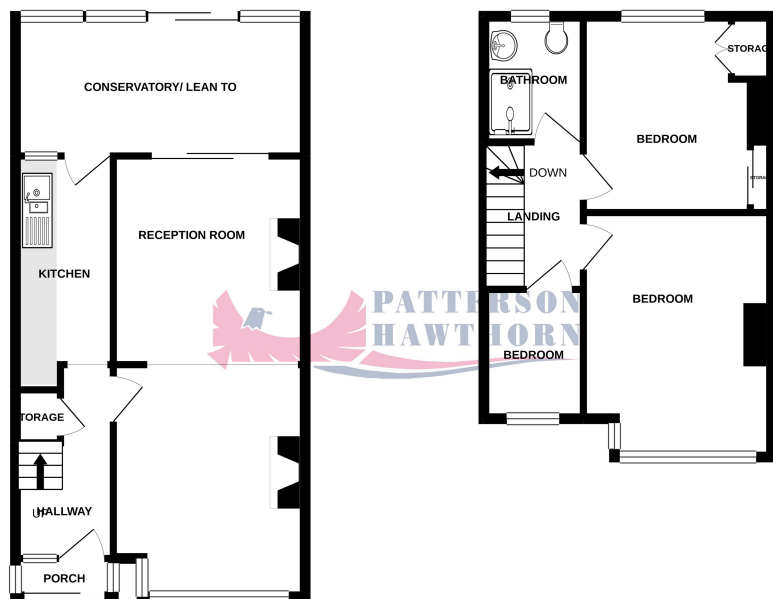


GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 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 Metrage 10/21.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	70	
(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	

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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Ellis Avenue, Rainham

£375,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- 23' RECEPTION ROOM & LEAN TO/CONSERVATORY
- REFITTED DOORS & WINDOWS WITH MODERN INTEGRAL BLINDS
- 60' REAR GARDEN & DETACHED GARAGE
- OFF STREET PARKING FOR TWO CARS
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- 0.4 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Front Entrance

Via sliding uPVC door opening into porch, double glazed windows to both sides and front, carpet tiled flooring, second front entrance by uPVC framed door opening into:

Hallway

Opaque double glazed windows to front with integral blinds, under-stairs storage cupboard housing gas meter, radiator, stairs to first floor, fitted carpet.

Reception Room

7.14m x 3.17m (23' 5" x 10' 5") Double glazed bay windows to front with built-in blinds, radiator, fitted carpet, uPVC framed sliding doors to rear opening into:

Lean to / Conservatory

Double glazed windows to rear, tiled flooring, plumbing for appliance, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.5m x 1.65m (11' 6" x 5' 5") Opaque 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 mixer tap, integrated dishwasher, radiator, part tiled walls, tiled flooring.



FIRST FLOOR

Landing

Fitted carpet.

Bedroom One

3.85m x 3.16m (12' 8" x 10' 4") Double glazed bay windows to front with integrated blinds, radiator, fitted carpet.

Bedroom Two

3.29m x 2.83m (10' 10" x 9' 3") Double glazed windows to rear with integrated blinds, built-in storage cupboards, radiator, fitted carpet.

Bedroom Three

2.17m x 1.67m (7' 1" x 5' 6") Double glazed windows to front with integrated blinds, fitted carpet.

Bathroom

2.1m x 1.63m (6' 11" x 5' 4") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, mobility shower, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 60 ft - Immediate raised patio with raised brick borders, remainder laid to lawn with paved pathway and decorative pebbled borders.

Detached Garage To Rear

Front Exterior

Fully paved giving off street parking for two vehicles.