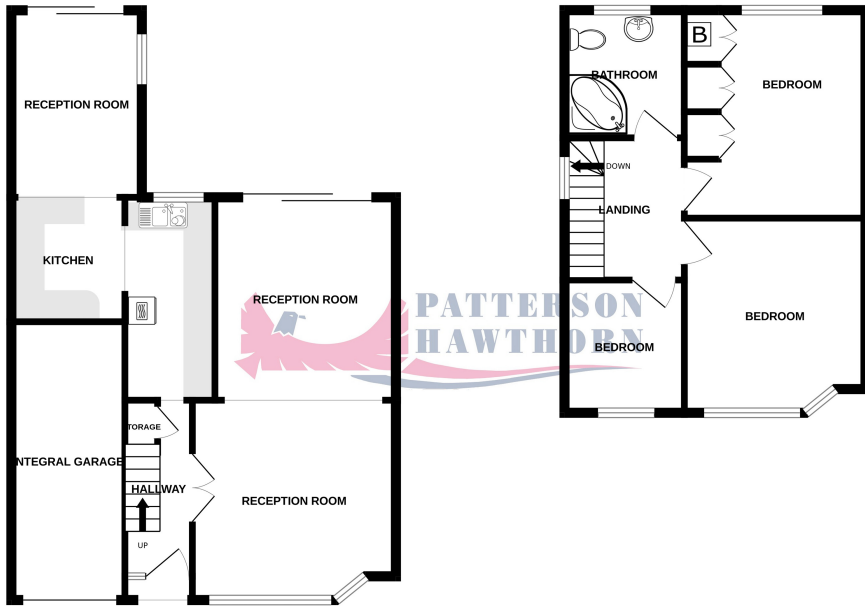


GROUND FLOOR

1ST FLOOR



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 MetreX v2023

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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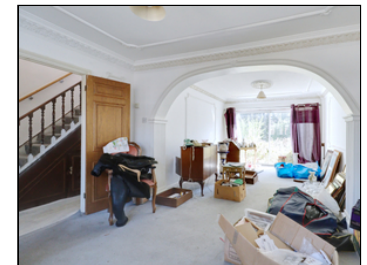
Rainham@pattersonhawthorn.co.uk



## Orchard Avenue, Rainham

### Guide Price £450,000

- EXTENDED THREE BEDROOMS DETACHED HOUSE
- NO ONWARD CHAIN
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- INTEGRAL GARAGE WITH POTENTIAL TO CONVERT
- SOUGHT AFTER ROAD IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.9 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

Under stairs storage cupboard housing gas and electricity metres, stained glass opaque double glazed window to front, radiator, vinyl flooring, stairs to first floor.

### **Reception Room One**

3.62m x 3.59m (11' 11" x 11' 9") Double glazed windows to front, radiator, feature fireplace, fitted carpet.

### **Reception Room Two (Open from Reception Room One)**

3.61m x 3.22m (11' 10" x 10' 7") Radiator, fitted carpet, aluminum framed sliding door to rear opening to rear garden.

### **Kitchen (L-Shaped)**

4.43m x 3.76m (14' 6" x 12' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, double sink with mixer tap, space and plumbing for washing machine, integrated double oven, four ring electric hob, extractor hood, built in deep fat fryer, part tiled walls, tiled flooring.



### **Dining Room**

3.33m x 2.32m (10' 11" x 7' 7") Double glazed windows to rear, radiator, vinyl flooring, aluminum framed sliding doors to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, opaque windows to side, fitted carpet.

### **Bedroom One**

3.79m x 3.25m (12' 5" x 10' 8") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.7m x 3.25m (12' 2" x 10' 8") Double glazed windows to rear, fitted wardrobes, built in storage cupboard housing water tank and boiler, radiator, fitted carpet.

### **Bedroom Three**

2.35m x 2.12m (7' 9" x 6' 11") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.27m x 2.14m (7' 5" x 7' 0") Inset spotlights to ceiling, double glazed windows to rear, corner bath with shower attachment, low level flush WC, hand wash basin, part tiled walls, chrome hand towel radiator, laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approx. 60'. Immediate patio, remainder laid to lawn.

### **Front Exterior**

Paved giving off street parking for two cars.

