

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales**

EU Directive 2002/91/EC

**MacLennan Avenue, Rainham**  
**£475,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- SIDE & REAR EXTENSIONS
- 25' RECEPTION ROOM WITH LOG BURNER
- 20' x 17' (MAX) KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR FAMILY BATHROOM/WC
- OFF STREET PARKING

See our full selection of properties online at [www.pattersonhawthorn.com](http://www.pattersonhawthorn.com)





## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Obscure double glazed window windows to front, built in storage cupboards, understairs storage cupboard, radiator, parquet flooring, stairs to first floor.

### **Reception Room**

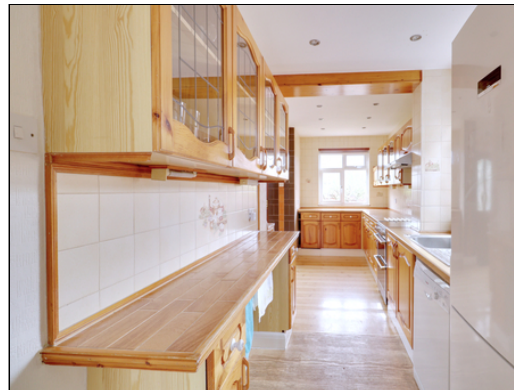
7.91m x 3.33m (25' 11" x 10' 11") Double glazed bay windows to front, fireplace with log burner, additional feature fireplace, two radiators, fitted carpet.

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

6.23m x 5.35m (20' 5" x 17' 7") (Max) Inset spotlights to ceiling, double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, breakfast bar area, two radiators, vinyl flooring, hardwood door to rear opening to rear garden.

### **Utility Room**

2.02m x 1.83m (6' 8" x 6' 0") Inset spotlights to ceiling, double glazed window to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for tumble dryer, tiled walls, tiled flooring, radiator, uPVC door to rear opening to rear garden.



### **Ground Floor Shower Room / WC**

2.83m x 1.83m (9' 3" x 6' 0") Obscure double glazed windows to front, inset spotlights to ceiling, low level flush WC, hand wash basin, shower cubicle, radiator, chrome hand towel radiator, tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, built in storage cupboards, double glazed windows to side, fitted carpet.

### **Bedroom One**

4.13m x 3.39m (13' 7" x 11' 1") Into fitted wardrobe, double glazed bay windows to front, radiator, fitted wardrobes, built-in storage cupboards, fitted carpet.

### **Bedroom Two**

3.85m x 3.08m (12' 8" x 10' 1") Double glazed windows to rear, radiator, built-in storage cupboard, fitted wardrobes, fitted carpet.

### **Bedroom Three**

2.95m x 2.26m (9' 8" x 7' 5") Double glazed windows to rear, radiator, fitted wardrobes



### **Bathroom**

1.94m x 1.56m (6' 4" x 5' 1") Obscure double glazed windows to front, panelled bath with shower attachment, hand wash basin, fitted base and drawer unit under a laminate surface, radiator, vinyl flooring.

### **Separate WC**

1.07m x 0.68m (3' 6" x 2' 3") Double glazed window to side, low-level flush WC, part tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 37' Part paved and part laid to lawn, flowerbed borders, timber shed.

### **Front Exterior**

Fully paved giving off street parking.

