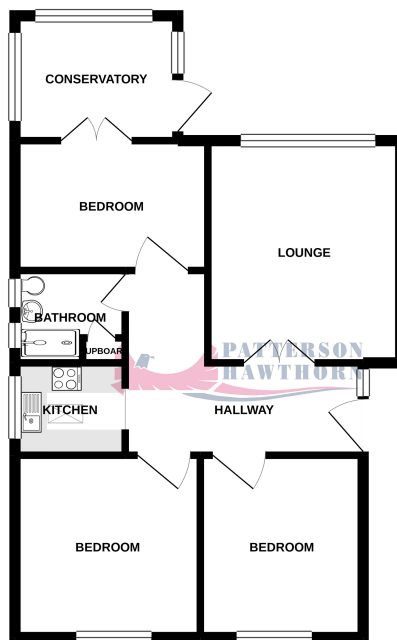


GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 555 sq ft. (51.6 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 illustration 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 Metagor ©2020



01708 400 400

Ockendon@pattersonhawthorn.co.uk



Acer Avenue, Rainham

Guide Price £375,000

- THREE DOUBLE BEDROOMS
- DETACHED BUNGALOW
- 18FT LOUNGE
- CONSERVATORY
- FAVOURED NORTH RAINHAM AREA
- GATED OFF STREET PARKING
- NO ONWARD CHAIN



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.

See our full selection of properties online at www.pattersonhawthorn.com



GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Inset spotlights to ceiling, double glazed windows to front, radiator, wood grain effect laminate flooring.

Lounge

5.55m x 3.6m (18' 3" x 11' 10") Double glazed windows to rear, radiator, feature gas fireplace, fitted carpet.

Bedroom One

4.52m x 3.64m (14' 10" x 11' 11") into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

4.42m x 2.91m (14' 6" x 9' 7") Double glazed windows to front, radiator, wood grain effect laminate flooring.



Kitchen

2.64m x 2.4m (8' 8" x 7' 10") Skylight window to ceiling, inset spotlights to ceiling, opaque double glazed window to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, space and plumbing for washing machine, integrated oven, four ringed electric hob, extractor hood, integrated fridge, integrated freezer, tiled splash backs, tiled flooring.



Bathroom

2.63m x 2.34m (8' 8" x 7' 8") Opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, radiator, built in storage cupboard housing boiler, tiled walls, tiled flooring.

Bedroom Three

3.85m x 3.03m (12' 8" x 9' 11") Double glazed windows and single door to rear opening to conservatory, radiator, wood grain effect laminate flooring.



Conservatory

2.84m x 2.54m (9' 4" x 8' 4") Double glazed windows throughout, radiator, wood grain effect laminate flooring, uPVC framed rear door leading to rear garden.

EXTERIOR

Rear Garden

Approximately 35ft x 29ft - Mostly laid to lawn, two timber sheds, access to front via timber gate.



Front Exterior

Part laid to lawn and part paved for gated off street parking.