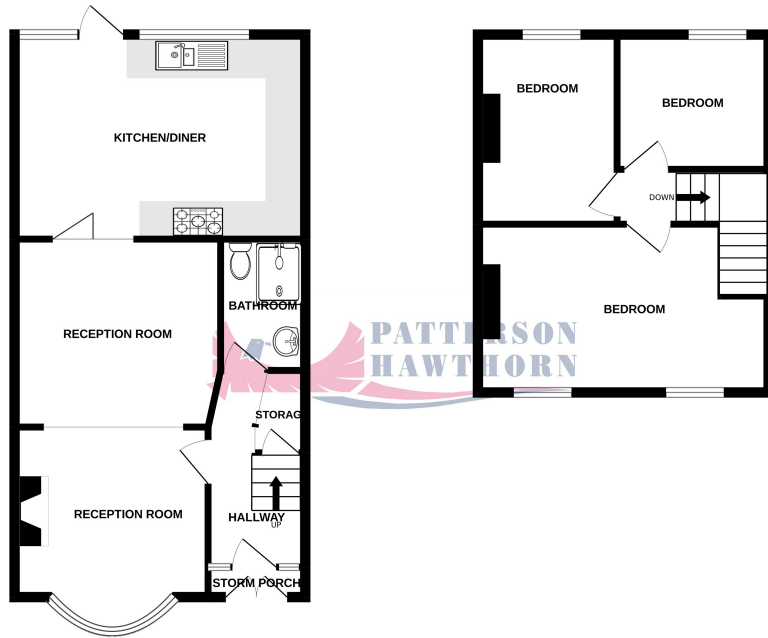


GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.1 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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	63	
(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.



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Brights Avenue, Rainham

Guide Price £425,000

- EXTENDED THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS & EXTENDED KITCHEN/DINER
- GROUND FLOOR BATHROOM
- APPROX 65' REAR GARDEN WITH PATIOS FRONT & REAR
- OFF STREET PARKING FOR TWO CARS
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX. 1 MILE TO RAINHAM C2C STATION
- EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Hardwood framed double doors opening into:

Storm Porch

Tiled flooring, second front entrance via hardwood framed door opening into:

Hallway

Opaque windows to front, under stairs storage space and cupboard, radiator, laminate flooring, stairs to first floor.

Reception Room One

3.35m x 2.95m (not including bay) (11' 0" x 9' 8"). Double glazed bay windows to front, radiator, feature fireplace, fitted carpet.

Reception Room Two

3.58m x 3.29m (11' 9" x 10' 10"). Radiator, fitted carpet, hardwood framed folding door to rear opening into:



Kitchen/Diner

5.05m x 3.56m (16' 7" x 11' 8"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, integrated double oven, five ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, tiled splash-backs, radiator, tiled flooring, uPVC door to rear opening to rear garden.



Ground Floor Bathroom

2.27m x 1.4m (7' 5" x 4' 7"). Inset spotlights to ceiling, low-level flush WC, hand wash basin inset within a range of base and drawer units, shower cubicle, tiled walls, radiator, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

5.07 m x 2.94 m double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.29m x 2.42m (10' 10" x 7' 11"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.57m x 2.34m (8' 5" x 7' 8"). Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approx. 65'. Part laid to lawn, part laid to patio, timber shed, access to front via timber gate.

Front Exterior

Fully paved giving off street parking for two cars.

