




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		81
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	53	
(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 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		80
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	49	
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland EU Directive 2002/91/EC 		

Hawthorn Avenue, RAINHAM

£325,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- GARAGE TO REAR
- WITHIN A MILE TO STATION
- OFF STREET PARKING
- NO ONWARD CHAIN





GROUND FLOOR

Entrance

Via uPVC front door with uPVC framed double glazed opaque window into storm porch, inset spotlights to ceiling, uPVC framed double glazed opaque fixed windows, uPVC framed double glazed leaded door leading to:

Hallway

Inset spotlights to ceiling, coving to ceiling, understairs storage cupboard housing gas and electricity meter, dado rail, radiator, fitted carpet, access to:

Lounge/Diner

30' x 9' 9" (9.15m x 2.96m) Coving to ceiling, inset spotlights to ceiling, uPVC framed double glazed fixed and casement bay window with leaded opening fanlight windows, two radiators, electric fire place with stone hearth and mantle piece, fitted carpet, uPVC framed French doors leading to rear garden.

Kitchen

17' 10" x 6' > 5' 6" (5.43m x 1.82m > 1.68m) Range of gloss effect base units with integrated handles and laminated rolled edge work surfaces, gloss effect larder cupboard, ceramic tiled splash back, wood grain effect tiled flooring, sink and drainer with chrome mixer tap, space and plumbing for dish washer, space and plumbing for washing machine, coving to ceiling, inset spotlights to ceiling, uPVC framed double glazed fixed and casement window.



FIRST FLOOR

Landing

Access to loft via hatch, inset spotlights to ceiling, coving to ceiling, uPVC framed double glazed fixed and casement window, radiator, dado rail, fitted carpet, stairs to:

Bedroom One

12' 3" x 9' 9" (3.74m x 2.98m) Coving to ceiling, uPVC framed double glazed fixed and casement window with leaded opening fanlight window, radiator, fitted carpet.

Bedroom Two

10' 2" x 8' 8" (3.11m x 2.64m) Coving to ceiling, uPVC framed double glazed fixed and casement window with opening fanlight, radiator.

Bedroom Three

6' 6" x 5' 2" (1.98m x 1.57m) Coving to ceiling, uPVC frame double glazed casement window with fixed opaque leaded top window, radiator, dado rail.

Bathroom

Comprising of panelled bath with shower, low level close coupled w.c., hand wash basin, radiator, ceramic tiled splash back, wood grain effect tiled flooring, coving to ceiling, inset spotlights to ceiling, uPVC framed double glazed opaque fixed and casement window.

EXTERIOR

Rear Garden

Approximately 47ft x 18ft - immediate paved patio area, hard standing area to rear, garage to rear with remainder graveled.

Garage

16' 4" x 9' 5" (4.99m x 2.88m) Accessed via Stirling Close.

Front Garden

Hard standing giving off street parking.

