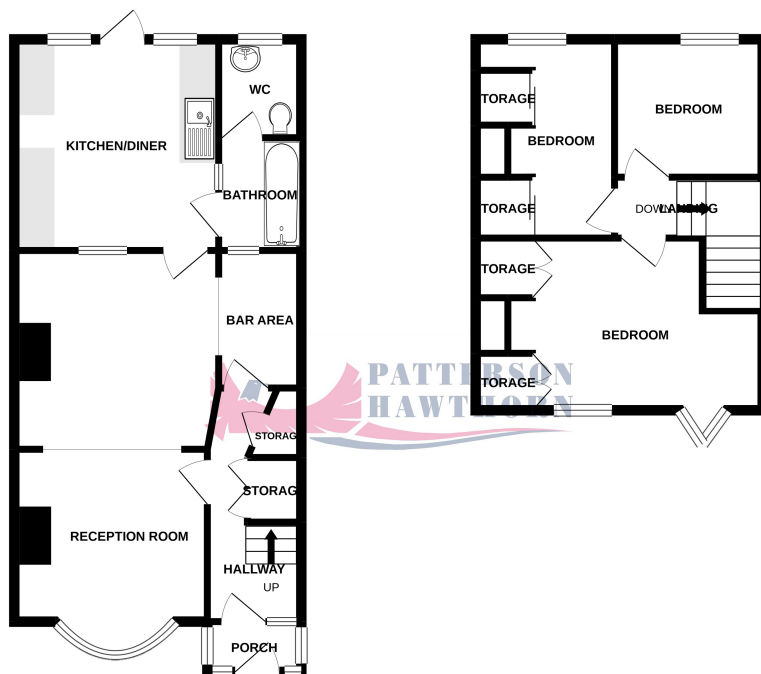


GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metagage i3023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



01708 500 000

Rainham@pattersonhawthorn.co.uk



Grangewood Avenue, Rainham

£399,999

- THREE BEDROOM TERRACED HOUSE
- EXTENDED TO REAR
- 23' DOUBLE RECEPTION ROOM WITH BAR AREA
- GROUND FLOOR BATHROOM & WC
- 42' WELL MAINTAINED REAR GARDEN
- OFF STREET PARKING & GARAGE IN BLOCK
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13 & M25



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



GROUND FLOOR

Front Entrance

Via UPVC door opening into porch, double glazed windows to front and sides, fitted carpet, second front entrance via hardwood framed door opening into:

Entrance Hall

Under-stairs storage cupboards housing electricity meter, fuse box and gas meter, radiator, fitted carpet, stairs to first floor.

Reception Room

7.15m x 3.56m (23' 5" x 11' 8") > 3.33m (10' 11") Into bay, double glazed bay windows to front, two radiators, bar area with opaque window to rear, fixed windows to rear and fitted carpet.

Kitchen / Diner

3.63m x 3.52m (11' 11" x 11' 7") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, tiled splash backs, radiator, tile effect vinyl flooring, uPVC door to rear opening to rear garden.

Bathroom

1.93m x 1.46m (6' 4" x 4' 9") Panelled bath, radiator, opaque window to rear, tiled walls, fitted carpet.



WC

1.4m x 1.42m (4' 7" x 4' 8") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, tiled walls, fitted carpet.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.

Bedroom One

5.05m x 2.94m (16' 7" x 9' 8") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes and eye-level units, fitted carpet.

Bedroom Two

3.28m x 2.41m (10' 9" x 7' 11") Double glazed windows to rear, radiator, fitted wardrobes and eye-level units, fitted carpet.

Bedroom Three

2.55m x 2.37m (8' 4" x 7' 9") Double glazed windows to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 42ft - Immediate patio area, hard standing area to rear, remainder laid to lawn, flowerbeds, hard standing path leading to rear, timber shed to rear.

Front Exterior

Fully paved giving off street parking.

Garage In Block

Located in Woodside Close.