



TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2019

### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		84
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	56	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		81
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>	48	
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



## King Edward Avenue, Rainham

Offers In Excess Of £475,000

- FOUR BEDROOMS
- DETACHED CHALET BUNGALOW
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- DETACHED GARAGE
- BOILER REPLACED 2019
- GARDEN IN EXCESS OF 100FT
- HIGHLY SOUGHT AFTER ROAD



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](http://www.pattersonhawthorn.com)



## **GROUND FLOOR**

### **Front Entrance**

Via composite door into:

### **Hallway**

Double glazed window to front, radiator, built in storage cupboard, tiled flooring.

### **Bedroom Four**

2.71m x 2.41m (8' 11" x 7' 11") Double glazed bay window to front, radiator, wood grain effect laminate flooring.

### **Bedroom Three**

3.1m x 2.41m (10' 2" x 7' 11") Double glazed bay window to front, radiator, wood grain effect laminate flooring.

### **Ground Floor Bathroom**

3.48m x 1.7m (11' 5" x 5' 7") Opaque double glazed windows to side, low level flush WC, panelled bath with shower attachment, hand wash basin, radiator, tiled walls, tiled flooring.

### **Lounge**

3.65m x 3.51m (12' 0" x 11' 6") Double glazed windows to side, radiator, brick built feature fireplace, fitted carpet.



### **Dining Room**

3.53m x 2.79m (11' 7" x 9' 2") Double glazed windows to rear, French doors to rear, radiator, tiled flooring.

### **kitchen**

3.1m x 2.87m (10' 2" x 9' 5") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset butler-style sink and drainer with mixer tap, space for double cooker, four ringed gas hob, extractor hood, space and plumbing for free standing American style fridge freezer, space and plumbing for appliance, tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Split level stairs, double glazed windows to rear, large built in storage cupboard, fitted carpet.

### **Bedroom One**

3.27m x 2.66m (10' 9" x 8' 9") Double glazed windows to rear and side, built in storage cupboard with sliding mirror doors currently used as wardrobe, radiator, fitted carpet.

### **Bedroom Two**

3.07m x 2.4m (10' 1" x 7' 10") Double glazed windows to front, radiator, built in storage cupboard, wood grain effect laminate flooring.

### **First Floor Bathroom**

2.45m x 1.74m (8' 0" x 5' 9") Fixed and casement window to side, panelled bath, low level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 108ft – Immediate patio area, brick built shed, remainder laid to lawn with various bush and plant borders, access to front via timber gate.

