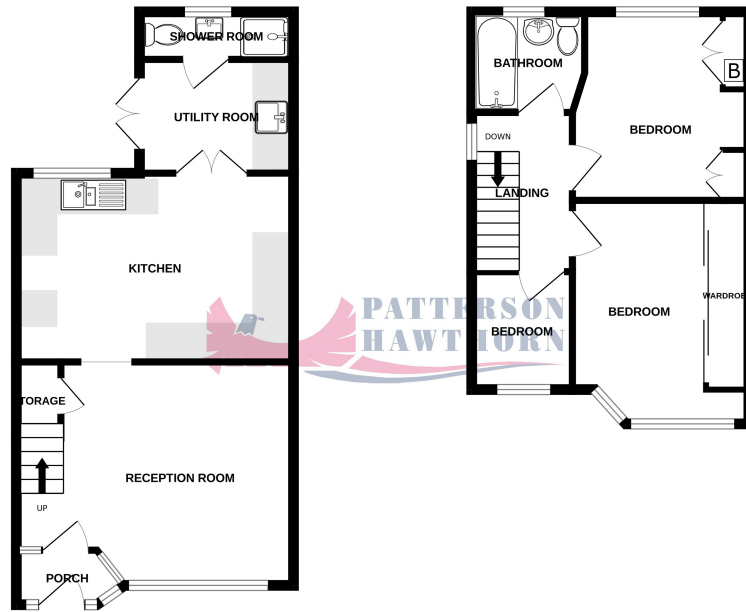


GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Metreze 10/2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Pinewood Avenue, Rainham Guide Price £400,000

- GUIDE PRICE £400,000 - £415,000
- EXTENDED THREE BEDROOMS END OF TERRACE HOUSE
- UTILITY ROOM & GROUND FLOOR SHOWER ROOM/WC
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.6 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES, A13 & M25
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via composite door opening into porch, double glazed windows to front, entrance mat flooring, second front entrance via composite door opening into:

Reception Room

4.66m x 3.73m (15' 3" x 12' 3") Double glazed bay windows to front, under stairs storage cupboard housing, gas and electricity metres and fuse box, radiator, laminate flooring, stairs to first floor.

Kitchen / Diner

4.66m x 3.17m (15' 3" x 10' 5") Double glazed windows to rear, spotlights to ceiling,, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for large double cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space and plumbing for American style fridge freezer, extractor hood, radiator, tiled splash backs, laminate flooring, uPVC framed double doors to rear opening into:

Utility Room

2.59m x 1.91m (8' 6" x 6' 3") A range if wall units, space and plumbing for appliance, alarm services, inset butler sink with mixer tap, tiled splash backs, laminate flooring, uPVC framed double doors to side opening to rear garden.



Ground Floor Shower Room

2.59m x 0.75m (8' 6" x 2' 6") Opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, tiled walls, chrome hand towel radiator, tiled flooring.

FIRST FLOOR

Landing

Double glazed windows to side, loft hatch to ceiling with integral pull-down ladder leading to boarded and insulated loft with power and lighting, fitted carpet.

Bedroom One

3.81m x 2.94m (12' 6" x 9' 8") Double glazed bay windows to front, radiator, laminate flooring, fitted wardrobes.

Bedroom Two

3.2m x 2.76m (10' 6" x 9' 1") Double glazed windows to rear, radiator, fitted wardrobes and over-bed unit, laminate flooring.

Bedroom Three

1.99m x 1.64m (6' 6" x 5' 5") Double glazed windows to front, radiator, laminate flooring.

Bathroom

1.9m x 1.69m (6' 3" x 5' 7") Six spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, Jacuzzi bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 56' Immediate patio, remainder laid to lawn, brick shed to rear, access to front via timber gate.

Front Exterior

Paved giving off street parking for two cars.

