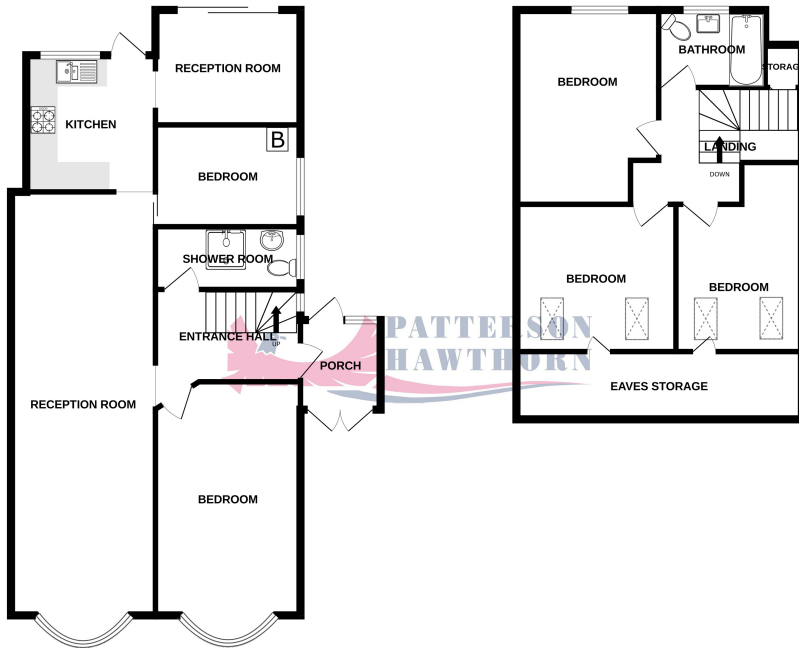


GROUND FLOOR
931 sq.ft. (86.4 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 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.
 Made with MyPlanSpace 10/2021



01708 500 000

Rainham@pattersonhawthorn.co.uk



Rothbury Avenue, Rainham

£475,000

- FIVE BEDROOMS SEMI DETACHED CHALET BUNGALOW
- SINGLE REAR & LOFT EXTENSIONS
- 30' BAY FRONTED RECEPTION ROOM PLUS ADDITIONAL DINING ROOM
- 40' REAR GARDEN & OFF STREET PARKING
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- WITHIN A MILE OF RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS



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



GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Porch

1.9m x 1.65m (6' 3" x 5' 5") Double glazed windows to front and rear, porcelain tiled flooring, uPVC door to rear opening to rear garden, uPVC door to side opening into:

Hallway

Eye-level storage cupboard housing electricity meter and fuse box, radiator, porcelain tiled flooring with electric underfloor heating, opaque double glazed window to side, stairs to first floor.

Ground Floor Shower Room

3.13m x 1.39m (10' 3" x 4' 7") Inset spotlights to ceiling, double glazed windows to side, low level flush WC, hand wash basin, shower cubicle, tiled walls, radiator, vinyl flooring.

Bedroom One

5.31m (into bay) x 3.19m (17' 5" x 10' 6"). Double glazed bay windows to front, radiator, laminate flooring.

Reception Room

9.36m (not including bay) x 3.2m (30' 9" x 10' 6") Double glazed bay windows to front, radiator, porcelain tiled flooring with electric underfloor heating.

Bedroom Five

3.32m x 2.26m (10' 11" x 7' 5") Double glazed windows to side, boiler, radiator, laminate flooring.

