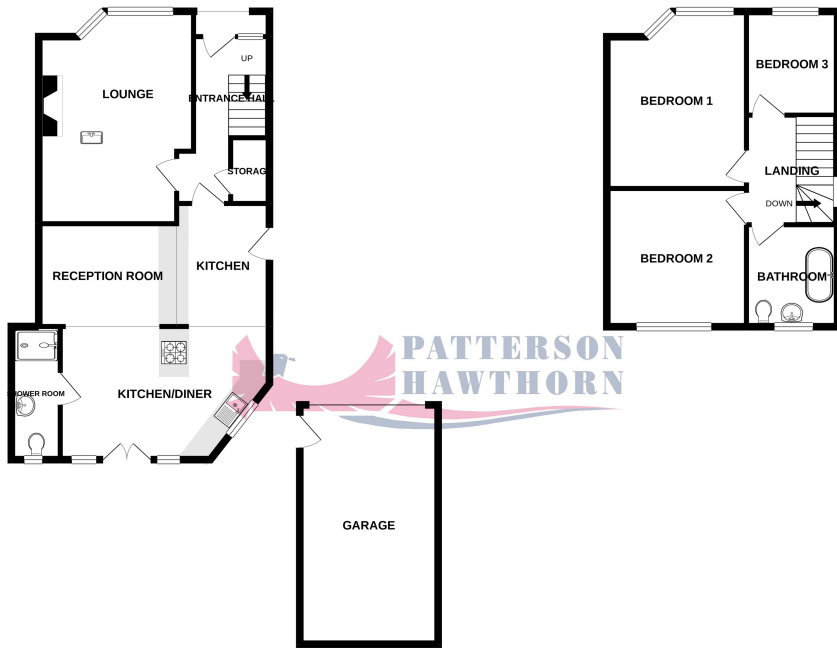


GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 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 MyEnergy v2025.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(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	

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.



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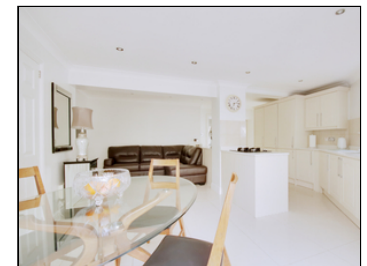
Rainham@pattersonhawthorn.co.uk



Orchard Avenue, Rainham

GUIDE PRICE £500,000

- THREE BEDROOMS DETACHED HOUSE
- EXTENDED & REFURBISHED THROUGHOUT
- TWO RECEPTIONS & UNDERFLOOR HEATING THROUGHOUT ENTIRE GROUND FLOOR
- PRIVATE LANDSCAPED REAR GARDEN & DETACHED GARAGE WITH POWER & LIGHTING
- OFF STREET PARKING FOR UP TO SIX CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO A13 & M25
- 0.9 MILES TO RAINHAM C2C STATION



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Opaque double glazed windows to front, tiled flooring with underfloor heating, under-stairs storage cupboard housing gas and electricity meters, fuse box and underfloor heating controls, stairs to first floor.

Reception Room / Potential Fourth Bedroom

5.0m x 3.61m (16' 5" x 11' 10") Double glazed bay windows to front, feature fireplace, tiled flooring with under floor heating.

Open Plan Living / Kitchen

5.78m x 4.42m (19' 0" x 14' 6") Inset spotlights to ceiling, double glazed windows to side and rear, kitchen area: a range of matching wall and base units, granite work surfaces, inset sink with granite drainer and chrome mixer tap, integrated oven with four ringed gas hob, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled flooring throughout with underfloor heating, uPVC framed double doors to rear opening to rear garden, uPVC framed door to side opening to side garden.

Ground Floor Shower Room

3.15m x 0.91m (10' 4" x 3' 0") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin with waterfall mixer tap, shower cubicle, tiled walls, tiled flooring with under floor heating.



FIRST FLOOR

Landing

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

Bedroom One

3.67m x 3.24m (12' 0" x 10' 8") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

3.79m x 3.21m (12' 5" x 10' 6") Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Three

2.33m x 2.12m (7' 8" x 6' 11") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.3m x 2.08m (7' 7" x 6' 10") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, freestanding bath with shower attachment, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36ft - Immediate patio area, brick-built pond, raised patio area to rear, various flowerbed borders, remainder laid to artificial grass, metal shed.

Detached Garage

5.95m x 2.91m (19' 6" x 9' 7") Power and lighting, electric roller door to front with remote control, uPVC door to side and uPVC framed windows.

Front Exterior

Mostly paved, part laid to gravel slate, off street parking for up to six vehicles.