


Whilst every attempt has been made to ensure the accuracy of the floorplans 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 12/2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Brights Avenue, Rainham

### £475,000

- THREE / FOUR BEDROOM TERRACED HOUSE
- HIGH SPECIFICATION THROUGHOUT
- SINGLE REAR & DORMER LOFT EXTENSIONS
- THREE FLOORS
- 17' LOFT ROOM CURRENTLY USED AS BEDROOM
- RE-FITTED, CONTEMPORARY DESIGN KITCHEN/DINER
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR FAMILY BATHROOM



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.



## **GROUND FLOOR**

### **Front Entrance**

Via double uPVC, double glazed doors opening into storm porch; double glazed window to front, tiled flooring, second front entrance via aluminium framed door opening into:

### **Entrance Hall**

Double glazed windows to front, radiator, under-stairs storage cupboards, tiled flooring, stairs to first floor.

### **Reception Room One**

3.94m (into bay) x 3.64m (12' 11" x 11' 11"). Double glazed bay windows to front, feature fireplace, two radiators, hardwood flooring.

### **Reception Room Two (open from reception room one)**

3.56m x 3.32m (11' 8" x 10' 11"). Hardwood flooring, radiator, hardwood framed double doors to rear opening into:

### **Kitchen/Diner**

5.02m x 3.59m (16' 6" x 11' 9"). Double glazed windows to rear, a range of matching wall and base units, hardwood work surfaces, inset sink & drainer with mixer tap, integrated double oven, extractor hood, space and plumbing for washing machine & dishwasher, space and plumbing for American style fridge freezer, exposed brick splashbacks and feature wall, one single uPVC framed door to rear opening to rear garden & one double uPVC framed door to rear opening to rear garden, tiled flooring, radiator, breakfast bar area.



### **Shower Room/WC**

2.94m x 1.15m (9' 8" x 3' 9"). Inset spotlights to ceiling, low level flush WC, hand wash basin over draw unit, shower cubicle, chrome hand-towel radiator, tiled walls, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Fitted carpet, stairs to second floor.

### **Bedroom One**

4.05m (into bay) x 3.32m (13' 3" x 10' 11"). Double glazed bay windows to front, radiator, fitted carpet, fitted wardrobes.

### **Bedroom Two**

3.57m x 3.05m (11' 9" x 10' 0"). Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.47m x 2.12m (8' 1" x 6' 11"). Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.37m x 1.88m (7' 9" x 6' 2") (max). Obscure double glazed windows to rear, panel bath, shower, low-level flush WC, hand wash basin set on base units, chrome radiator, tiled walls, tiled flooring.

## **SECOND FLOOR**

### **Loft Room**

5.22m x 3m (17' 2" x 9' 10"). Spotlight bar to ceiling, skylight windows with integral blinds to rear and front ceilings, radiator, storage in eaves, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approx. 36' (to front of shed). Immediate sandstone patio and pathway, decking area, remainder laid to lawn and bark chippings. Large brick shed to rear.

### **Front Exterior**

Paved, giving off street parking for two cars.