


TOTAL FLOOR AREA: 1049 sq. ft. (97.5 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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lake Avenue, Rainham

£465,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTENDED & REFURBISHED THROUGHOUT
- GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM
- DETACHED GARDEN OUTBUILDING/OFFICE WITH SHOWER ROOM
- GARAGE & OFF STREET PARKING
- ONE OF RAINHAM'S MOST DESIRABLE ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & 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.



GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Opaque double glazed windows to front and side, radiator, two under-stairs storage cupboards one housing gas and electricity meters, laminate flooring, stairs to first floor.

Reception Room

7.36m x 3.2m (24' 2" x 10' 6") Double glazed windows to front, two radiators, feature fireplace, laminate flooring.

Kitchen / Diner

4.86m x 2.75m (15' 11" x 9' 0") > 2.13m (7' 0") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, tiled splash backs, radiator, vinyl flooring, uPVC framed double doors opening to rear garden.

Ground Floor Shower Room

1.78m x 1.61m (5' 10" x 5' 3") Inset spotlights to ceiling, low low flush WC, hand wash basin inset within base units, shower cubicle, tiled walls, chrome hand towel radiator, vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.8m x 3.26m (12' 6" x 10' 8") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.56m x 3.24m (11' 8" x 10' 8") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.1m x 1.84m (6' 11" x 6' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.11m x 1.84m (6' 11" x 6' 0") Opaque double glazed windows to rear, panelled bath, low-level flush WC, hand wash basin, hand towel radiator, part tiled walls, tile effect vinyl flooring.

EXTERIOR

Rear Garden

Approximately 42ft - Fully paved with access to front via double metal gates.

Detached Timber Outbuilding with Shower Room

4.09m > 3.07m (13' 5" > 10' 1") x 3.51m (11' 6") Windows to front, double doors to front, carpet tiled flooring, two radiators, space and plumbing for washing machine. Shower Room: 2.35m x 0.9m (7' 9" x 2' 11") Low level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, tiled flooring.

Front Exterior

Fully paved giving off street parking for two cars, shared driveway to side leading to Garage.

Detached Garage

5.29m x 2.54m (17' 4" x 8' 4") Power and lighting.

