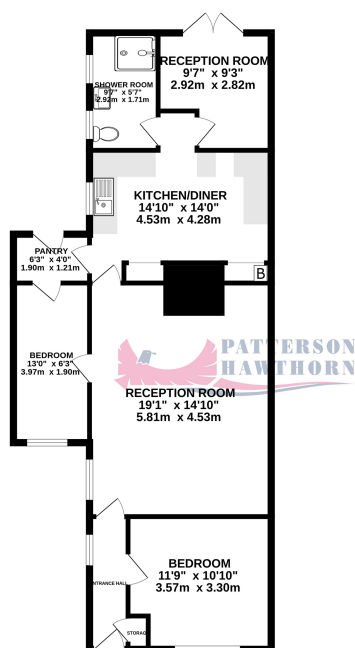


GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 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
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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Arterial Avenue, Rainham

Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- TWO BEDROOM DETACHED BUNGALOW
- EXCELLENT CONDITION & IMMACULATELY PRESENTED
- REFURBISHED THROUGHOUT
- 18' x 15' MAIN RECEPTION ROOM
- 9' x 9' SECOND RECEPTION/POTENTIAL THIRD BEDROOM
- 15' KITCHEN/DINER WITH PANTRY
- MODERN, HIGH SPEC RE-FITTED SHOWER ROOM



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Enrance Hall

Built-in cupboard housing fuse box and electricity meter, radiator, double glazed windows, parquet effect vinyl flooring.

Bedroom One

3.56m x 3.31m (11' 8" x 10' 10") Double glazed windows to front, radiator, fitted carpet.

Reception Room

5.77m x 4.61m (18' 11" x 15' 1") Double glazed windows to side, radiator, feature exposed-brick fireplace, fitted carpet.

Bedroom Two

3.97m x 1.89m (13' 0" x 6' 2") Double glazed windows to front, electric heater, fitted carpet, hardwood door to rear opening into:



Pantry

1.92m x 1.16m (6' 4" x 3' 10") Built-in shelving, parquet effect vinyl flooring, uPVC framed double glazed single door to rear opening to rear garden.

Kitchen / Diner

4.78m x 2.8m (15' 8" x 9' 2") Inset spotlights to ceiling, double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space for freestanding fridge freezer, space and plumbing for dishwasher and washing machine, built-in storage cupboards, one housing boiler, tiled splashback, parquet effect vinyl flooring.

Reception Room Two / Potential Third Bedroom

2.93m x 2.82m (9' 7" x 9' 3") (Max) Radiator, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Shower Room

2.89m x 1.7m (9' 6" x 5' 7") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, heated towel rail, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 47' (Max) Immediate patio, remainder laid to lawn with bush and plant borders, timber shed to rear.

Front Exterior

Laid to lawn front garden with bush and plant borders, driveway is laid to pebbles giving off street parking.