



## Hawthorn Avenue, Rainham

£465,000 Freehold

Excellent Condition • Extended To Rear • Modern Kitchen With Utility Room • Off Street Parking • Well Maintained Garden With Summer House • Converted Loft • Bathroom & Shower Room • Ground Floor Cloakroom • Through Lounge/Diner • Easy Access To Rainham Station



**Stoneshaw**



Beautiful 3-bed extended terraced house with modern kitchen, converted loft, garden with summer house and off-street parking. Convenient to Rainham Station. Through Lounge/Diner, 1st floor bathroom and 2nd floor shower room plus ground floor WC.  
Council Tax band: C

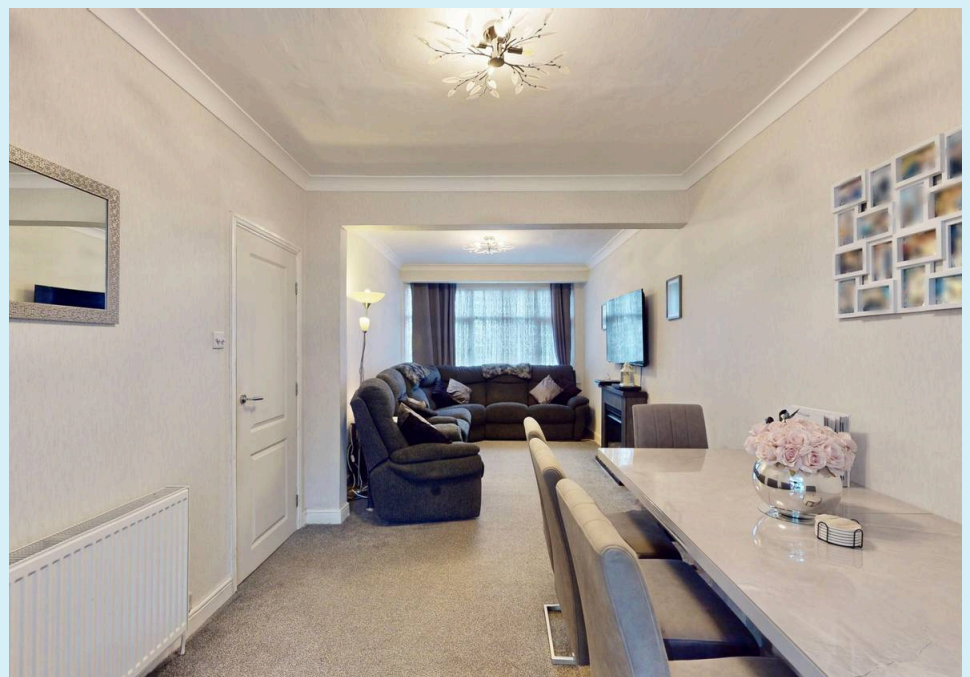
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- Extended To Rear
- Modern Kitchen With Utility Room
- Off Street Parking
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### **Hallway**

Double glazed composite door, radiator, laminate flooring, stairs to 1st floor, under stairs storage area, doors to cloakroom and lounge/diner.

### **Cloakroom**

Low level w/c, wash basin in vanity unit, laminate flooring, flat plastered ceiling with spot light.

### **Lounge/Diner**

23' 1" x 9' 5" (7.04m x 2.87m)

Fitted carpet, flat plastered ceiling, 2 radiators, ornate fire place with electric fire, double glazed uPVC window to front aspect, opening to kitchen.

### **Kitchen**

14' 0" x 9' 11" (4.27m x 3.01m)

Eye and base units with separate island unit, wood effect work tops, 1 1/2 bowl sink with mixer tap, space and plumbing for eye level electric oven plus gas hob, integrated fridge freezer, gas boiler (Not tested on inspection) within a wall unit, vinyl flooring, ceramic tiled splash backs, flat plastered ceiling with spot lights and 2 double glazed sky light windows, Bi fold doors to garden. Door to Utility Room

### **Utility Room**

6' 6" x 5' 2" (1.97m x 1.58m)

Space and plumbing for washing machine and tumble dryer, wood effect work top, heated towel rail, spot light to ceiling

### **Landing**

Fitted carpet, radiator, double glazed uPVC window to front aspect, stairs to 2nd floor, flat plastered ceiling, doors to

### **Bedroom 2**

12' 5" x 9' 3" (3.78m x 2.81m)

Fitted carpet, flat plastered ceiling with spot lights, flat plastered walls, radiator, double glazed uPVC window to front aspect.

### **Bedroom 3**

10' 6" x 8' 8" (3.19m x 2.63m)

Fitted carpet, radiator, flat plastered ceiling and walls, spot light to ceiling, double glazed uPVC window to rear aspect.

### **Bathroom**

6' 1" x 5' 7" (1.85m x 1.69m)

3 piece suite comprising low level w/c, wash hand basin, panel enclosed bath with built in shower and folding screen, heated towel rail, ceramic tiled walls, vinyl flooring, flat plastered ceiling with spot lights, double glazed uPVC obscure window to rear aspect.

### **2nd Floor Landing**

Fitted carpet, flat plastered ceiling with double glazed sky light window, spot light to ceiling, door to master bedroom.

### **Master Bedroom**

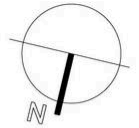
14' 1" x 11' 8" (4.30m x 3.55m)

at maximum points. Fitted carpet, flat plastered ceiling and walls, radiator, spot lights to ceiling, door to shower room, double glazed uPVC window to rear aspect, 2 double glazed sky light windows to front aspect.

### **Shower Room**

4' 11" x 4' 9" (1.50m x 1.46m)

3 Piece suite comprising low level w/c, wash basin in vanity unit, shower cubicle with built in shower, ceramic tiled walls and floor, heated towel rail, flat plastered ceiling, double glazed uPVC obscure window to rear aspect.



GROSS INTERNAL AREA  
 TOTAL: 98 m<sup>2</sup>/1,053 sq ft  
 GROUND FLOOR: 46 m<sup>2</sup>/499 sq ft, FIRST FLOOR: 32 m<sup>2</sup>/340 sq ft, SECOND FLOOR: 20 m<sup>2</sup>/214 sq ft  
 EXCLUDED AREAS: FRONT GARDEN: 27 m<sup>2</sup>/289 sq ft, REAR GARDEN: 62 m<sup>2</sup>/668 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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