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74 Hawthorne Avenue

• Twydall

Price: Offers In Excess Of £375,000



74, Hawthorne Avenue, , ME8 6TU
Offers In Excess Of £375,000

- PRICE OFFERS IN EXCESS OF £375,000
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SHOWER ROOM
- DRIVEWAY
- SOLAR PANELS - FOR HOT WATER USE
- EXTENDED
- CLOSE TO LOCAL AMENITIES AND RAINHAM MARK GRAMMAR SCHOOL
- MEDWAY COUNCIL TAX BAND D
- EPC RATING C

Harrisons Reeve are pleased to be marketing a property in Hawthorne Avenue in Rainham, this delightful SEMI-DETACHED house has THREE BEDROOMS and excellent opportunity for families and professionals alike. The property boasts a spacious reception room with a log burner, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The property has the added benefit of solar panels for hot water use.

The three well-proportioned bedrooms offer ample space for relaxation and personalisation, making it an ideal home for those seeking comfort and style. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the extended layout, which enhances the living space and provides flexibility for various uses, whether it be a play area for children or a home office. The driveway adds to the convenience, allowing for off-street parking, a valuable asset in today's busy world.

Situated close to local amenities, residents will find themselves within easy reach of shops, schools, and recreational facilities, making daily life both convenient and enjoyable. This semi-detached house on Hawthorne Avenue is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this lovely house your new home.

EPC RATING C
MEDWAY COUNCIL TAX BAND D

GROUND FLOOR

ENTRANCE HALL

With stairs leading to the first floor and there is a radiator.

WC

5'2" x 3'3" (1.6 x 1.0)

With low level WC and a wall mounted sink

LOUNGE

14'1" x 12'9" (4.3 x 3.9)

With log burner, window and radiator.

KITCHEN

14'9" x 7'6" (4.5 x 2.3)

With base and eye level units, breakfast bar, electric cooker and a radiator.

UTILITY ROOM

5'10" x 4'11" (1.8 x 1.5)

Housing the boiler.

DINING AREA

12'9" x 10'2" (3.9 x 3.1)

With radiator, French doors to the rear garden and windows each side.

FIRST FLOOR

BEDROOM 1

15'8" x 14'5" (4.8 x 4.4)

With window and radiator.

BEDROOM 2

11'9" x 11'5" (3.6 x 3.5)

With window and radiator.

BEDROOM 3

10'5" x 5'2" (3.2 x 1.6)

With window and radiator.

SHOWER ROOM

10'2" x 5'2" (3.1 x 1.6)

With walk in shower cubicle. vanity unit with low level WC and sink. There is a heated towel rail and frosted window.

GARAGE

Currently has a partition wall - the front section used as a garden room and the rear as storage. The wall could be removed so you have a garage suitable for storing a vehicle.

GARDENS

FRONT - With driveway to the front.

REAR - Decked seating area, shrub borders and the rest is laid to lawn.

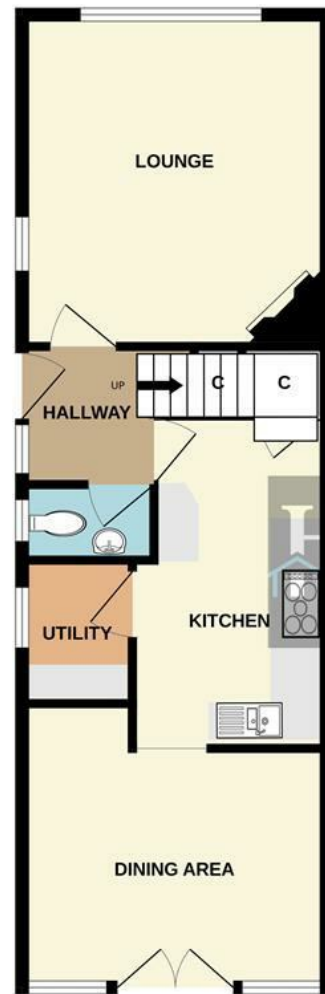


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

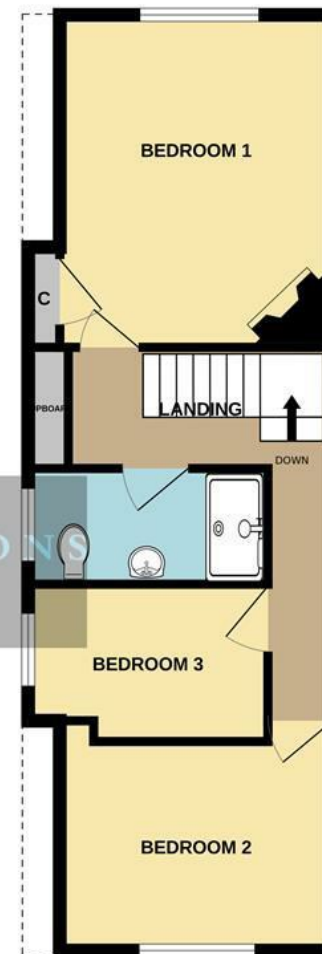
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR



1ST FLOOR



NOT TO SCALE - FOR ILLUSTRATION ONLY

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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