



Rainham Close | Avery Hill, SE9 2JB



Asking Price £374,995

Freehold

EPC = D

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## Rainham Close, Avery Hill

Situated in this quiet close is a well presented three bedroom family home with first floor bathroom. Convenient for local shops, schools, New Eltham Station and Avery Hill Park.

### Property Features

- 13ft Living Room
- 13ft Fitted Kitchen
- First Floor Bathroom
- Double Glazing
- Central Heating
- Convenient Location



## Interior

**Entrance Hall:** Stairs to first floor and wood style laminate flooring.

**Living Room:** 3.96m x 3.76m (13' x 12'4") Double glazed window to front, dado rail and wood style laminate flooring.

**Kitchen:** 3.96m x 2.54m (13' x 8'4") Fitted with a range of wall and base units with complimentary work surfaces. Space for appliances, part tiled walls and tiled flooring.

**Lobby:** Under stairs storage, door to rear garden and tiled flooring.

**Landing:** Storage cupboard, access to loft and carpet as fitted.

**Bedroom 1:** 3.33m x 3.20m (10'11" x 10'6") Double glazed window to front, stripped and varnished floorboards.

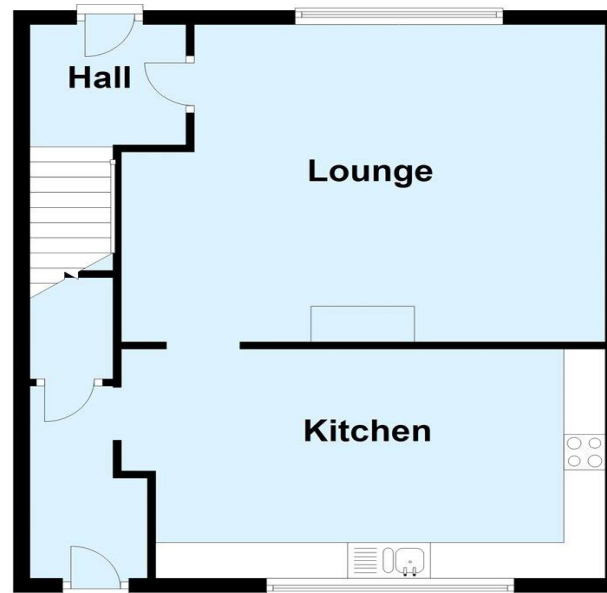
**Bedroom 2:** 3.52m x 2.98m (11'7" x 9'9") Built in wardrobes, double glazed window to rear and carpet as fitted.

**Bedroom 3:** 2.26m x 2.16m (7'5" x 7'1") Double glazed window to front, built in wardrobe and wood style laminate flooring.

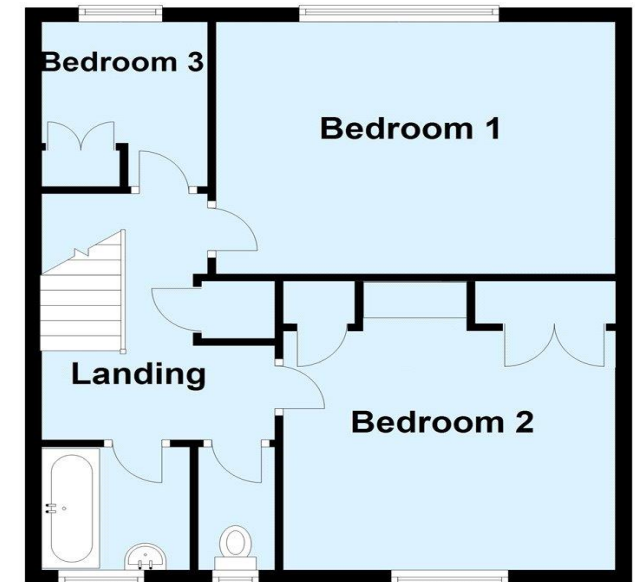
**Bathroom:** Fitted with a white two piece suite comprising a panelled bath and wash hand basin. Part tiled walls and carpet floor tiles.

**Separate WC:** Fitted with a low level WC. Vinyl flooring.

## Ground Floor



## First Floor





## Property Location

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## Exterior

**Rear Garden:** Mainly laid to lawn, paved patio and access to side.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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