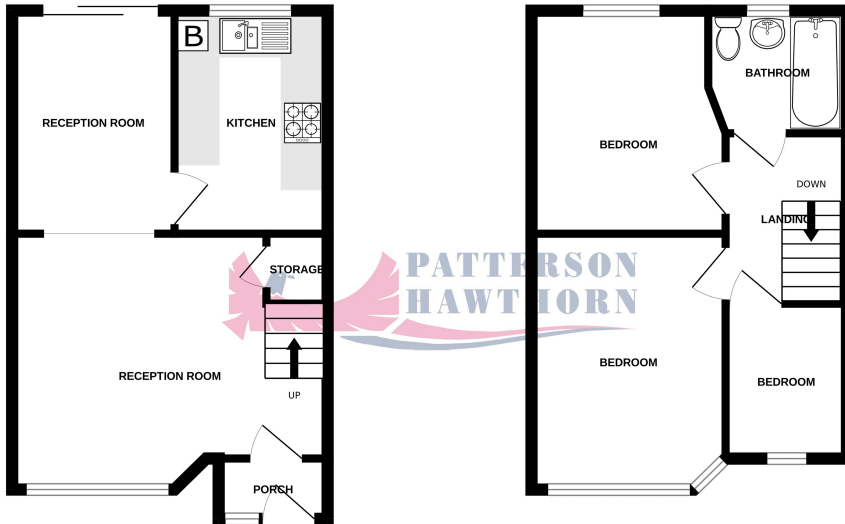


GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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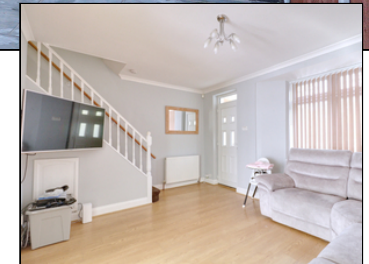
01708 500 000

Rainham@pattersonhawthorn.co.uk



Wentworth Way, Rainham Guide Price £400,000

- THREE BEDROOMS TERRACED HOUSE
- RELAID DRIVEWAY GIVING OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- SKYLIGHT WINDOWS TO LOFT GIVING POTENTIAL LOFT ROOM
- SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via uPVC door, opening into porch; obscure double glazed windows to front and side, built-in storage cupboard, tiled flooring, second front entrance via UPVC door opening into:

Reception Room One

4.63m x 3.76m (15' 2" x 12' 4"). Double glazed windows to front, two radiators, under-stairs storage cupboard, laminate flooring, stairs to first floor.

Reception Room Two

3.29m x 2.39m (10' 10" x 7' 10"). Double glazed windows to rear, radiator, laminate flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen

3.28m x 2.12m (10' 9" x 6' 11"). Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge/freezer, tiled splashbacks, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pulldown ladder leading to part boarded loft with skylight windows front and rear, fitted carpet.

Bedroom One

3.87m x 2.83m (12' 8" x 9' 3"). Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.9m x 2.9m (max) (12' 10" x 9' 6"). Double glazed windows to rear, spotlight bar to ceiling, fitted wardrobes, fitted carpet.

Bedroom Three

2.24m x 1.71m (7' 4" x 5' 7"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.87m x 1.75m (6' 2" x 5' 9"). Opaque double glazed windows to rear, panel bath, shower, low level flush WC, hand wash basin, tiled walls, tiled flooring, chrome hand towel radiator.

EXTERIOR

Rear Garden

Approx. 65'. Immediate raised decking area, remainder part laid to lawn & part paved, timber shed to rear.

Front Exterior

Fully paved with sandstone giving off street parking for two cars.

