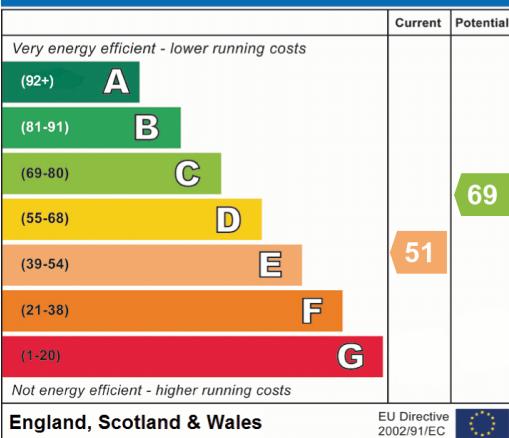


### Energy Efficiency Rating



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.

### Wennington Road, Rainham

**£400,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER ROAD
- PRIME RAINHAM VILLAGE LOCATION
- 24' BAY FRONTED DOUBLE RECEPTION ROOM
- ADDITIONAL DINING / BREAKFAST ROOM
- MODERN SHUTTER BLINDS
- 65' REAR GARDEN (APPROX)
- MODERN FITTED KITCHEN
- EPC RATING E & COUNCIL TAX BAND D





## GROUND FLOOR

### Front Entrance

Via uPVC door opening into:

### Entrance Hall

Understairs storage cupboard, radiator, fitted carpet, stairs to first floor.

### Reception Room

3.49m x 3.36m (11' 5" x 11' 0") Double glazed bay windows with modern integral shutter blinds to front, feature fireplace, two radiators, fitted carpet.

### Kitchen

4.02m x 2.41m (13' 2" x 7' 11") Inset spotlights to ceiling, double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for freestanding fridge freezer, tiled splashbacks, vinyl flooring.

### Dining/Breakfast Room

4.02m x 1.84m (13' 2" x 6' 0") x 3.96m x 2.89m (13' 0" x 9' 6") Inset spotlights to ceiling, radiator, uPVC framed double glazed French doors opening to rear garden, vinyl flooring.



## FIRST FLOOR

### Landing

Loft hatch to ceiling, fitted carpet.

### Bedroom One

4.49m x 3.34m (14' 9" x 10' 11") Double glazed windows with modern integral shutter blinds to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

### Bedroom Two

3.96m x 2.89m (13' 0" x 9' 6") Double glazed windows to rear, fitted wardrobes, wall and vanity units, radiator, fitted carpet.

### Bedroom Three

2.41m x 2.03m (7' 11" x 6' 8") Double glazed windows to rear, fitted wardrobes, wall unit, base unit, radiator, fitted carpet.

### Bathroom

1.89m x 1.53m (6' 2" x 5' 0") Obscure double glazed window to side, panelled bath, shower, low level flush WC, hand wash basin set on base units, radiator, tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 65' Immediate paved area and pathway to side leading to rear, raised paved area to rear, bush and plant border, remainder laid to lawn, access to front via timber gate.

### Front Exterior

Paved giving off street parking for two cars.