



1 Waverley Road

Approximate Gross Internal Area = 90.80 sq m / 977.36 sq ft


Shed Area = 19.40 sq m / 208.82 sq ft

Total Area = 110.20 sq m / 1186.18 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

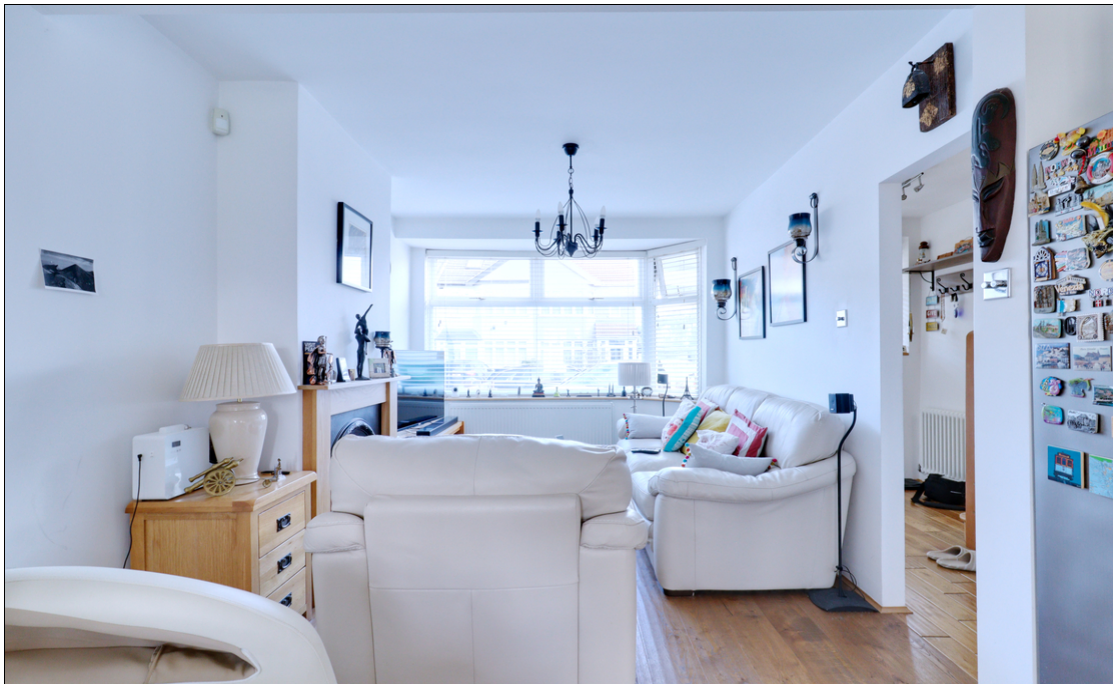
Waverley Road, Rainham

Offers in Excess of £415,000

- THREE BEDROOM END OF TERRACE HOUSE
- ADDITIONAL 14' LOFT ROOM
- DETACHED OUTBUILDING WITH SHOWER ROOM / WC
- OFF STREET PARKING
- POTENTIAL TO EXTEND WITH PLANNING APPROVED (REF.Y0167.22 HAVERING COUNCIL)
- SOUGHT AFTER LOCATION IN THE HEART OF RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO RAINHAM C2C STATION
- IDEAL FIRST TIME BUY



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.



GROUND FLOOR

Entrance

Via uPVC front door opening into:

Porch

Double glazed windows to front and both sides.

Hallway

Understairs storage cupboard, hardwood flooring, stairs to first floor.

Reception Room

23' 11" x 9' 10" (7.28m x 3.00m). Double glazed windows to front, two sets of radiators, feature fire place, hardwood flooring, double doors to rear opening to garden.

Kitchen

11' 1" x 5' 5" (3.39m x 1.66m) A range of matching wall and base units, laminate rolled edge work surfaces, stainless steel oven, stainless steel sink bowl inset and drainer with chrome mixer tap, over head stainless steel extractor fan, ceramic tiled splash backs, hardwood flooring, double glazed windows to rear.

FIRST FLOOR

Landing

Loft hatch to ceiling with pull-down ladder giving access to loft room , double glazed windows to side, fitted carpet.



Bedroom One

12' 9" x 9' 4" (3.89m x 2.85m). Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m). Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

7' x 6' 1" (2.13m x 1.85m). Double glazed windows to front, radiator, laminate flooring.

Bathroom

Obscure double glazed window to rear, low-level flush WC, hand wash basin, mosaic tiled corner bath, shower, ceramic tiled flooring.

SECOND FLOOR

Loft Room

4.31m x 2.66m (14' 2" x 8' 9"). Spotlight bar to ceiling, two skylight windows to front ceiling, storage in Eaves, laminate flooring, power.

EXTERIOR

Rear Garden

Approximately 54' x 20'. Part paved, part laid to lawn. Immediate timber pergola with corrugated plastic roof.

Detached Outbuilding

6.27m x 3.17m (20' 7" x 10' 5"). Power, lighting, plumbing, laminate flooring, double glazed windows. Shower Room/ WC.

Front Exterior

Paved, giving off street parking. Shared side access giving access to rear.

