

TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Wennington Road, Rainham

£475,000

- EXTENDED THREE BEDROOM TERRACED HOUSE
- 29' OUTBUILDING WITH SHOWER ROOM/WC & KITCHENETTE
- 20' KITCHEN/DINER WITH ISLAND & PORCELAIN TILED FLOORING
- UNDERFLOOR HEATING
- GROUND FLOOR WC & RE-FITTED FAMILY BATHROOM
- HIGHLY SOUGHT AFTER ROAD IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front and both sides, tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Porcelain tiled flooring with underfloor heating, stairs to first floor.

Reception Room

4.23m x 3.16m (13' 11" x 10' 4") (Into bay) Double glazed bay windows to front, inset spotlights to ceiling, feature exposed brick wall, porcelain tiled flooring with underfloor heating.

Kitchen / Diner

6.25m x 4.76m (20' 6" x 15' 7") > 4.12m (13' 6") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated Neff oven and microwave, five ring Neff gas hob, Neff extractor hood, space and plumbing for washing machine, integrated dishwasher, space and plumbing for American-style fridge freezer, kitchen island with laminate work surface and breakfast bar area over a range of base units, uPVC framed double glazed double doors to rear opening to rear garden, porcelain tiled flooring with underfloor heating.

Ground Floor WC

1.56m x 0.75m (5' 1" x 2' 6") Low level flush WC, hand wash basin over base units, tiled walls, porcelain tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling.

Bedroom One

4.35m x 3.02m (14' 3" x 9' 11") (Into bay) Double glazed bay windows to front, three radiators, fitted carpet.

Bedroom Two

3.57m x 3.02m (11' 9" x 9' 11") (Into fitted wardrobe) Double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

Bedroom Three

2.79m x 1.89m (9' 2" x 6' 2") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.87m x 1.75m (6' 2" x 5' 9") Obscure double glazed window to rear, P-shaped panelled bath, shower, low level flush WC, hand wash basin set on base units, metal grey hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 48' to front of outbuilding, immediate raised decking area, remainder part paved and part laid to lawn.

Detached Outbuilding with Kitchenette and Shower Room

8.89m x 4.22m (29' 2" x 13' 10") Two lantern skylight windows to ceiling, double glazed windows with integral blinds to front, uPVC door to rear, radiator, laminate flooring. Kitchenette area: Laminate work surfaces with inset sink and drainer over a range of base units, space and plumbing for washing machine, tiled splash backs.

Shower Room 2.23m x 0.87m (7' 4" x 2' 10") Low level flush WC, hand wash basin set on base units, rainfall shower cubicle, tiled wall, tiled flooring.

Front Exterior

Fully paved off street parking for multiple cars.

