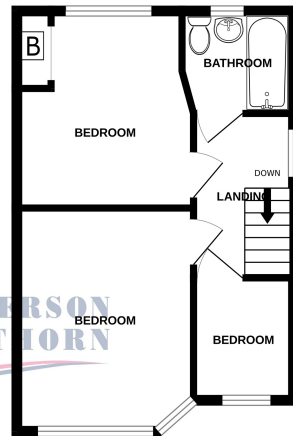
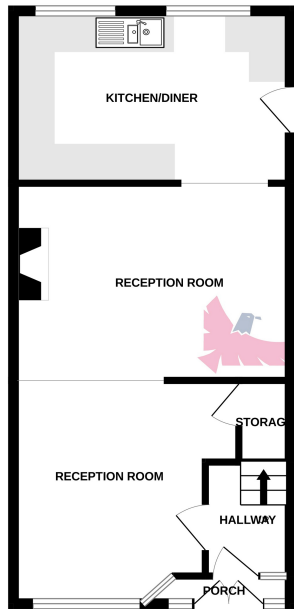


GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

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



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Merge 10/2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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## Wentworth Way, Rainham

Guide Price £400,000

- GUIDE PRICE £400,000 - £425,000
- THREE BEDROOMS END OF TERRACE HOUSE
- EXTENDED TO REAR
- TWO MODERN OPEN PLAN RECEPTION ROOMS
- 16' X 15' DOUBLE GARAGE
- NO ONWARD CHAIN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO RAINHAM C2C STATION



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## **GROUND FLOOR**

### **Front Entrance**

Via double hardwood framed doors opening into porch, windows to front and side, second front entrance via composite door opening into:

### **Hallway**

Radiator, fitted carpet, stairs to first floor.

### **Reception Room One**

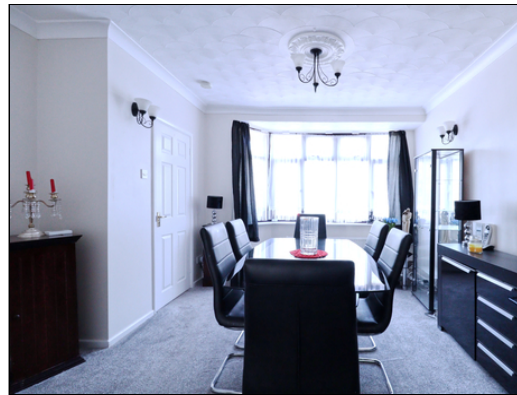
3.78m x 3.74m (12' 5" x 12' 3") > 3.22m (10' 7") Into double glazed bay windows at the front, radiator, fitted carpet, under-stairs storage cupboard housing gas and electricity metres and fuse box.

### **Reception Room Two (Open plan from Reception Room One)**

4.63m x 3.31m (15' 2" x 10' 10") Double glazed windows to rear, feature gas fireplace, radiator, fitted carpet.

### **Kitchen**

4.47m x 2.88m (14' 8" x 9' 5") Double glazed windows to rear, opaque double glazed window to side with security bars, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, space for freezer, space for tumble dryer, tiled splash backs, parquet effect laminate flooring, uPVC door to side with additional security grid lock door leading to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to side, laminate flooring.

### **Bedroom One**

3.88m x 2.86m (12' 9" x 9' 5") Double glazed bay windows to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

### **Bedroom Two**

3.32m x 2.89m (10' 11" x 9' 6") Double glazed windows to rear, built-in storage cupboard housing boiler, radiator, fitted carpet.

### **Bedroom Three**

2.11m x 1.75m (6' 11" x 5' 9") Double glazed window to rear, radiator, fitted wardrobes and over-bed units, fitted carpet.

### **Bathroom**

1.89m x 1.72m (6' 2" x 5' 8") Double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin inset within base units, hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 29' Immediate hard standing patio, remainder laid to lawn with bush and plant borders.

### **Detached Double Garage**

5.16m x 4.87m (16' 11" x 16' 0") Metal up and over door to rear, metal single door to front, power and lighting, alarm.

### **Front Exterior**

Paved giving off street parking for two cars.