



1ST FLOOR
APPROX. FLOOR
AREA 353 SQ.FT.
(32.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Wentworth Way, Rainham

£415,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- 23' DOUBLE RECEPTION ROOM
- 20' x 14' (MAX) RE-FITTED & FULLY INTEGRATED KITCHEN/DINER
- OFF STREET PARKING & GARAGE
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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 side, tiled flooring, second front entrance via uPVC door opening into:

Double Reception Room

7.17m x 4.64m (23' 6" x 15' 3") > 2.89m (9' 6") Double glazed bay windows to front, three radiators, modern feature fireplace, laminate flooring, hardwood framed double doors to rear opening into kitchen/diner, understairs storage cupboard housing fuse box, stairs to first floor.

Kitchen / Diner (L-Shaped)

6.1m x 4.26m (20' 0" x 14' 0") (Max) Double glazed windows to rear, inset spotlights to ceiling, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, integrated double oven, five ring induction hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, laminate splashbacks, radiator, tiled flooring, uPVC framed double glazed French doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, fitted carpet.

Bedroom One

3.88m x 2.85m (12' 9" x 9' 4") (Into fitted wardrobes) Double glazed bay windows to front, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.29m x 2.89m (10' 10" x 9' 6") > 2.65m (8' 8") Double glazed windows to rear, radiator, built-in storage cupboard, fitted wardrobes, laminate flooring.

Bedroom Three

2.19m x 1.71m (7' 2" x 5' 7") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.89m x 1.72m (6' 2" x 5' 8") Obscure double glazed window to rear, P-shaped panelled bath, rainfall shower, low level flush WC, hand wash basin with waterfall mixer tap set on a base unit, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 50' Part paved and part laid to lawn, timber shed and garage to rear, access to front via timber gate.

Front Exerior

Fully paved for off street parking.