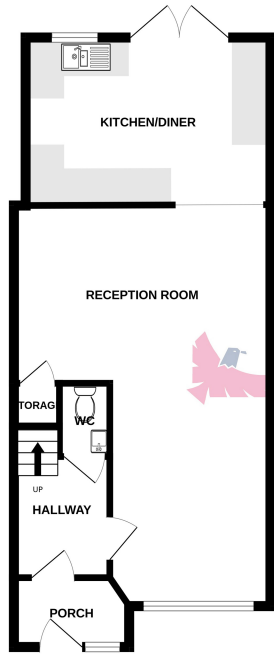
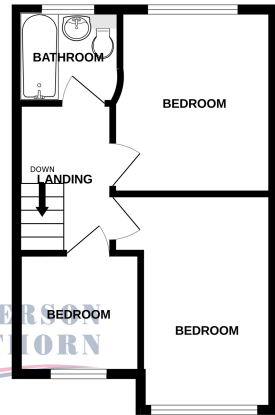


GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA - 852 sq.ft. (79.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Planner 5D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(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

**£425,000**

- THREE BEDROOM TERRACE HOUSE
- EXTENDED TO REAR
- FINISHED TO A HIGH SPECIFICATION
- 14' KITCHEN / DINER & GROUND FLOOR WC
- MODERN RESIN BOUND DRIVEWAY LAID 2021
- ALARM, CCTV & MONITOR TO REMAIN
- POPULAR ROAD IN FAVOURED RAINHAM VILLAGE
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.8 MILES TO RAINHAM C2C STATION
- EASY ACCESS TO BUSES & MAJOR ROADS



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch; obscure double glazed window to front, tiled flooring, second front entrance via hardwood door opening into:

### **Hallway**

Radiator, laminate flooring, stairs to first floor.

### **Ground Floor WC**

Low level flush WC, corner hand wash basin set on a single base unit, part tiled walls, tiled flooring.

### **Reception Room One**

4.6m x 3.24m (15' 1" x 10' 8"). Under-stairs storage cupboard, radiator, laminate flooring.

### **Reception Room Two**

3.72m x 2.88m (12' 2" x 9' 5"). Double glazed windows to front, radiator, laminate flooring.



### **Kitchen / Diner**

4.39m x 2.99m (14' 5" x 9' 10"). Double glazed windows to rear, inset spotlights to ceiling, 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 Large double cooker with seven ring gas burner, extractor hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, space and plumbing for American style fridge freezer, laminate splash backs, breakfast bar area, tiled flooring, uPVC framed double doors to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft with lighting, two skylight windows to rear ceiling, fitted carpet.

### **Bedroom One**

3.9m x 2.37m (12' 10" x 7' 9"). Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.29m x 2.87m (10' 10" x 9' 5") (Max). Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.16m x 2.16m (7' 1" x 7' 1"). Double glazed windows to front, radiator, fitted carpet.



### **Bathroom**

1.85m x 1.68m (6' 1" x 5' 6"). Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on a laminate surface over base units, panelled bath, rainfall shower, vertical radiator, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 46'. Immediate patio, remainder laid to lawn, paved pathway, flowerbed border, access to rear via timber gate.

### **Front Exterior**

Resin Bound driveway giving off street parking.

