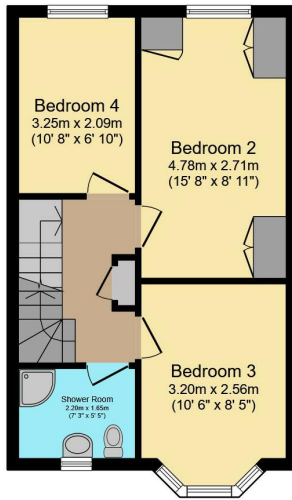
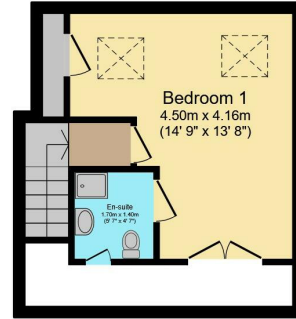


**Ground Floor**



**First Floor**



**Second Floor**



## Wennington Road, Rainham

**£450,000**


- FOUR BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GOOD CONDITION THROUGHOUT
- THREE FLOORS
- FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM / WC TO BEDROOM ONE
- OFF STREET PARKING FRONT & REAR
- WELL MAINTAINED REAR GARDEN WITH TIMBER BAR
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



Total floor area 101.9 sq.m. (1,096 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

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

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Obscure double glazed window to front, radiator, laminate flooring, under stairs storage cupboards, stairs to first floor.

### **Reception Room**

4.91m x 3.21m (16' 1" x 10' 6") Radiator, laminate flooring, uPVC framed double glazed sliding door to rear opening to rear garden.

### **Kitchen / Diner**

5.52m (Into bay) x 2.86m (18' 1" x 9' 5") Double glazed bay windows to front, a range of matching wall and base units, oak work surfaces, inset butler-style sink and drainer with mixer tap, double oven, integrated fridge, integrated freezer, space and plumbing for washing machine and dishwasher, four ring gas hob, tiled splash backs, radiator, modern tile effect vinyl flooring.

## FIRST FLOOR

### **Landing**

Built in storage cupboard, fitted carpet, stairs to second floor.

### **Bedroom Two**

4.78m x 2.72m (15' 8" x 8' 11") Double glazed windows to rear, fitted wardrobes, built-in storage and over-bed units, radiator, fitted carpet.



### **Bedroom Three**

3.84m (Into bay) x 2.55m (12' 7" x 8' 4") Double glazed bay windows to front radiator, laminate flooring.

### **Bedroom Four**

3.25m x 2.08m (10' 8" x 6' 10") Double glazed windows to rear, radiator, laminate flooring.

### **Shower Room**

2.22m x 1.68m (7' 3" x 5' 6") Double glazed windows to front, low level flush WC, hand wash basin set on a range of drawer and base units, shower cubicle, chrome radiator, part tiled walls, tiled flooring.

## SECOND FLOOR

### **Bedroom One**

4.89m x 4.16m (16' 1" x 13' 8") (Max) Inset spotlights to ceiling, skylight windows to rear and front, fitted carpet. Fully boarded cupboard space/eaves with lighting.

### **Ensuite Shower Room**

1.7m x 1.43m (5' 7" x 4' 8") Skylight window to front ceiling, built-in storage cupboard, low level flush WC, hand wash basin, shower cubicle, tiled flooring.

## EXTERIOR

### **Rear Garden**

Approximately 25' Immediate patio, remainder laid to lawn with gravel slate borders, access and parking to rear.

### **Timber Shed (Currently used as a Bar)**

Approximately 10' in length, windows, power and lighting, built-in storage cupboard to rear.

### **Front Exterior**

Fully paved giving a street parking for two cars.