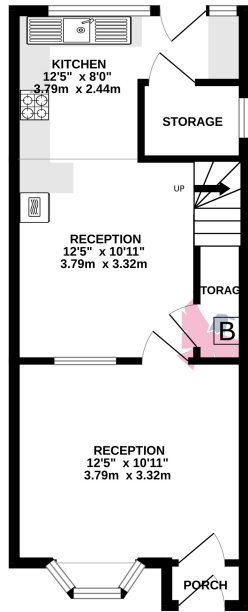
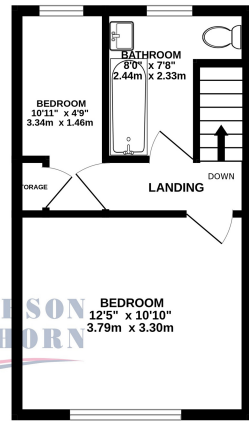


GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.  
Mark with reference 12024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</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.



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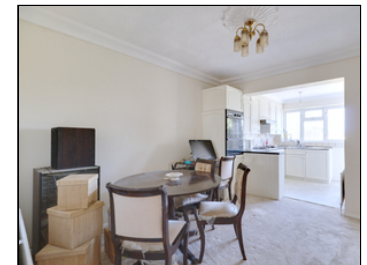
Rainham@pattersonhawthorn.co.uk



## Wennington Road, Rainham

### £385,000

- TWO BEDROOM END OF TERRACE HOUSE
- BEAUTIFUL SEMI RURAL LOCATION
- OPEN FIELD VIEWS FRONT & REAR
- NO ONWARD CHAIN
- RE-FITTED FIRST FLOOR BATHROOM
- TWO RECEPTIONS
- POTENTIAL TO EXTEND, LIKE NEIGHBOUR (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

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

### **Reception Room One**

3.85m x 3.32m (12' 8" x 10' 11") Double glazed bay windows to front, radiator, feature fireplace, fitted carpet.

### **Reception Room Two**

3.33m x 3.01m (10' 11" x 9' 11") Open hatch into reception room one, radiator, fitted carpet, under stairs storage cupboard housing boiler, stairs to first floor.

### **Kitchen**

3.47m > 2.08m (11' 5" > 6' 10") x 2.17m (7' 1") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, tiled splash backs, radiator, large storage cupboard with double glazed windows to side, vinyl flooring, uPVC door to rear opening to rear garden,



## **FIRST FLOOR**

### **Landing**

Radiator, fitted carpet.

### **Bedroom One**

3.48m x 3.32m (11' 5" x 10' 11") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.34m x 1.46m (10' 11" x 4' 9") Double glazed window to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bathroom**

2.45m x 2.23m (8' 0" x 7' 4") > 1.42m (4' 8") Obscure double glazed window to rear, low level flush WC, panelled bath, shower, hand wash basin set on drawer units, radiator, tiled walls, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 29' Immediate patio, remainder laid to lawn, open field views to rear, hard standing pathway to side, access to front via timber gate.

### **Front Exterior**

Hard standing driveway giving off street parking.

