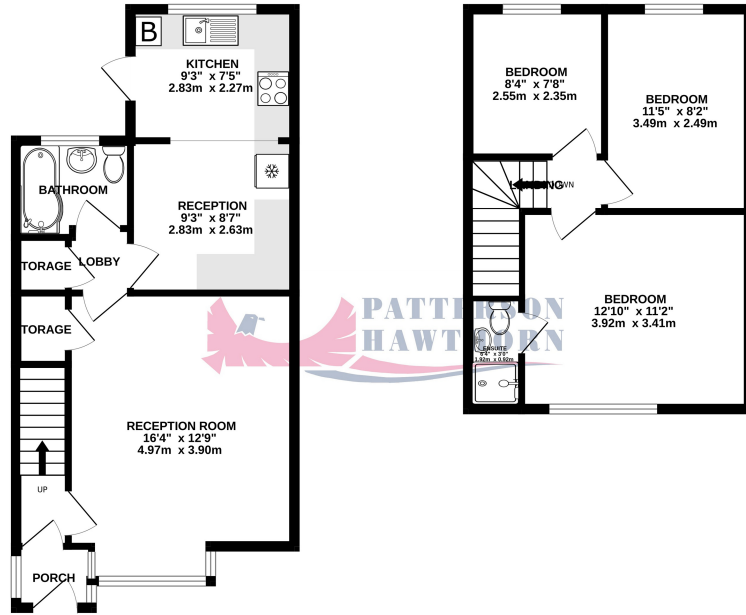


GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.0 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 Metreage 02/24

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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.



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Rainham@pattersonhawthorn.co.uk



## Wennington Road, Rainham

£425,000

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 80' REAR GARDEN
- TWO RECEPTIONS
- WHITE GOODS TO REMAIN IN KITCHEN
- RE-FITTED GROUND FLOOR BATHROOM
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- OFF STREET PARKING



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into porch; double glazed windows to both sides, vinyl flooring, second front entrance via aluminium framed obscure double glazed door opening into:

### **Entrance Hall**

Radiator, fitted carpet, stairs to first floor.

### **Reception Room**

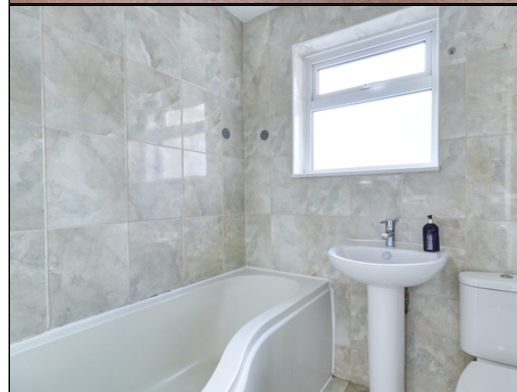
4.97m (Into bay) x 3.85m (16' 4" x 12' 8") Double glazed bay windows to front, radiator, built-in under stairs storage cupboard housing electricity meter and fuse box, fitted carpet.

### **Lobby Area**

Built-in storage cupboard, fitted carpet.

### **Ground Floor Bathroom**

1.97m x 1.67m (6' 6" x 5' 6") (Max) Obscure double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, chrome hand towel rail, shower, tiled walls, tiled floor.



### **Kitchen / Diner**

5.17m x 2.82m (17' 0" x 9' 3") Kitchen area: Spotlight bar to ceiling, double glazed windows to rear, boiler, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, dishwasher and washing machine (to remain), laminate splash backs, tiled flooring, double glazed single door to side opening to rear garden. Dining area: Spotlight bar to ceiling, fridge (to remain), radiator, laminate work surfaces with laminate splash backs, a pair of wall units, laminate flooring,

## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

3.92m x 3.41m (12' 10" x 11' 2") Double glazed windows to front, radiator, fitted carpet.

### **Ensuite Shower Room**

1.93m x 0.87m (6' 4" x 2' 10") Shower cubicle, hand wash basin, low level flush WC, part tiled walls, tiled flooring.

### **Bedroom Two**

3.49m x 2.48m (11' 5" x 8' 2") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.55m x 2.35m (8' 4" x 7' 9") Double glazed windows to rear, radiator, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approximately 80' Immediate hard standing area, timber shed and timber pergola, remainder laid to lawn, access to front via timber gate.

### **Front Exterior**

Paved driveway giving off street parking for two cars, hardstanding shared side driveway.