



Wennington Road
Rainham



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Rainham
Guide Price £625,000
Freehold

- FIVE BEDROOM SEMI DETACHED FAMILY HOME, SET OVER THREE FLOORS
 - MAINTAINED TO A WONDERFUL STANDARD THROUGHOUT
 - 22' OPEN PLAN KITCHEN/DINER
 - 16' LIVING ROOM
 - GROUND FLOOR CLOAKROOM
 - TOP FLOOR BEDROOM ONE WITH EN-SUITE
 - FIRST FLOOR FAMILY BATHROOM/WC
- 81' APPROX. LANDSCAPED REAR GARDEN WITH 18' OUTBUILDING
 - OFF STREET PARKING
- SITUATED 0.3 MILES TO RAINHAM C2C STATION, PROVIDING EASY ACCESS TO LONDON FENCHURCH STREET
- CONVENIENT FOR RAINHAM VILLAGE PRIMARY SCHOOL & THE HARRIS ACADMEY
 - COUNCIL TAX BAND: E









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ENTRANCE VIA :

Entrance door to:

ENTRANCE HALL :

Stairs to first floor with under stairs storage cupboard, wood effect flooring, smooth ceiling, doors to accommodation.

LIVING ROOM :

16'7 x 11'2.

Double glazed bay window to front, bay radiator, wood effect flooring, smooth ceiling.

GROUND FLOOR CLOAKROOM :

Obscure double glazed window to side. Suite comprising: vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Heated chrome towel rail, tiled flooring, part complementary tiling to walls, smooth ceiling with inset spotlights, extractor fan.

KITCHEN/DINER :

22'6 x 15'7.

Double glazed bi-fold doors to rear, large double glazed roof lantern, range of base level units and drawers with Quartz work surfaces over and matching upstands, inset sink drainer unit, range of matching eye level cupboards, vertical radiator, tiled flooring, smooth ceiling with inset spotlights.

Centre island/breakfast bar housing: range of base level units with Quartz work surface over.





FIRST FLOOR LANDING :

Double glazed window to side, stairs to second floor, doors to accommodation.

BEDROOM TWO :

17'5 x 12'.

Double glazed bay window to front, bay radiator, smooth ceiling.

BEDROOM THREE :

15'11 x 7'4.

Double glazed window to rear, smooth ceiling.

BEDROOM FOUR :

11'9 x 7'10.

Double glazed window to rear, smooth ceiling.

FAMILY BATHROOM/WC :

7'8 x 4'8.

Obscure double glazed window to front. Suite comprising: panelled bath with glazed shower screen, mixer tap, rain style shower head over and separate hand shower attachment, vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Heated chrome towel rail, tiled flooring, complementary tiling to walls, smooth ceiling with inset spotlights.

SECOND FLOOR LANDING :

Double glazed window to side, doors to accommodation.

BEDROOM ONE WITH EN-SUITE :

BEDROOM:

14'4 x 13'9.

Double glazed window to rear, double glazed Velux window to rear, two radiators, smooth ceiling with inset spotlights, door to:

EN-SUITE:

10'1 x 4'8.

Double glazed Velux window to front. Suite comprising: shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and cupboard under, low level wc with push flush. Heated chrome towel rail, eaves storage cupboard, tiled flooring, complementary tiling to walls, smooth ceiling.

BEDROOM FIVE :

10'5 x 8'7.

Double glazed Velux window to rear, smooth ceiling.



REAR GARDEN :

81' approx. up to outbuilding.

Commencing patio area with pathway to rear, remainder laid to lawn, further decked area to rear with timber balustrade, gated side access.

OUTBUILDING :

18'7 x 17'9.

Double glazed doors to front, smooth ceiling with inset spotlights, power and lighting connected.

FRONT OF PROPERTY :

Paved providing off street parking, gated side access.

AGENTS NOTE :

Please note that one of the rooms has been virtually staged for marketing purposes only.

BUYERS INFORMATION PACK :

Please see below the link to access the Buyers Information Pack/TA Forms:

<https://res.gazeal.co.uk//bip-docs?appuid=39255846069b8033065b352056316666>



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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