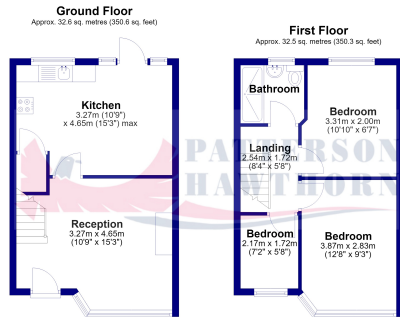
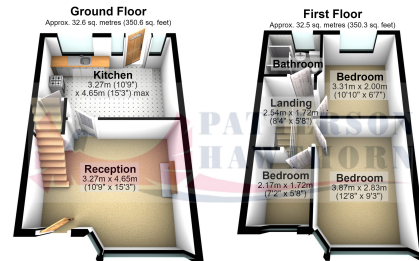




Total area: approx. 65.1 sq. metres (700.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



Waverley Road, Rainham

£400,000

- THREE BEDROOM TERRACED HOUSE
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- LANDSCAPED 40' REAR GARDEN
- DETACHED GARAGE TO REAR
- HIGHLY SOUGHT AFTER RAINHAM VILLAGE LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EPC RATING D & COUNCIL TAX BAND C





GROUND FLOOR

Front Entrance

Via UPVC door, opening into:

Reception Room

4.65m x 3.77m > 3.27m (15' 3" x 12' 4" > 10' 9"). Double glazed bay Windows to front, feature fireplace, radiator, under stair storage cupboard, fitted carpet, stairs to first floor.

Kitchen/Diner

4.65m x 3.27m (15' 3" x 10' 9"). Double glazed windows to rear, a range of matching wall and base units, laminated Work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, boiler, radiator, part tiled walls, vinyl flooring, under- stairs storage cupboard, UPVC double glazed single door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

3.87m x 2.83m (12' 8" x 9' 3"). Double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.31m x 2.81m > 2.59m (10' 10" x 9' 3" > 8' 6"). Double glazed windows to rear, radiator, fitted wardrobes, drawers and ceiling level units, fitted carpet.

Bedroom Three

2.17m x 1.72m (7' 1" x 5' 8"). Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.91m x 1.74m (6' 3" x 5' 9"). Obscure double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 40'. Part paved, part laid to artificial grass with gravel slate borders, access to rear via metal gate, detached garage to rear.

Front Garden

Paved with slate gravel flower bed borders.