



9 Wivenhoe Close

Rainham, ME8 7QB

Offers in excess of £350,000



A spacious 3 bedroom semi detached house offering huge potential, including the possibility of extending (STPP). Downstairs comprises of a welcoming hallway, a good size lounge leading to a dining area, a kitchen and useful utility room with cloakroom. Upstairs offers 3 well proportioned bedrooms and a four piece bath/shower room. Boasting attractive kerb appeal and a large 19'8 garage which could be converted to create even more living space! (STPP). This is nicely complimented by the driveway which provides ample parking.

The rear garden is considered both a generous size in width and length, and offers direct access to the garage. Wivenhoe Close is located in a peaceful cul-de-sac yet within walking distance to Rainham Station and town centre. Numerous schools, both primary and secondary, are also only a short drive away. NO CHAIN!



Porch

Hallway

Lounge

16'5 x 11'5 (5.00m x 3.48m)

Dining Area

10'4 x 9'2 (3.15m x 2.79m)

Kitchen

11'1 x 8'9 (3.38m x 2.67m)

Utility Room & Cloakroom

7'8 x 7'4 (2.34m x 2.24m)

Stairs Up

Landing

Bedroom 1

16 x 9'5 (4.88m x 2.87m)

Bedroom 2

9'8 x 9'5 (2.95m x 2.87m)

Bedroom 3

9'10 x 8'5 (3.00m x 2.57m)

4 Piece Bathroom

8'8 x 5'5 (2.64m x 1.65m)

Garden

approx 35' x 32' (approx 10.67m x 9.75m)

Garage

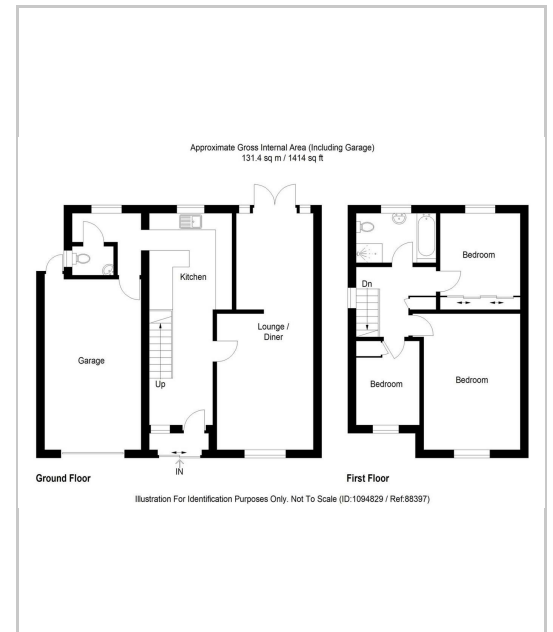
19'8 x 10'6 (5.99m x 3.20m)

Driveway

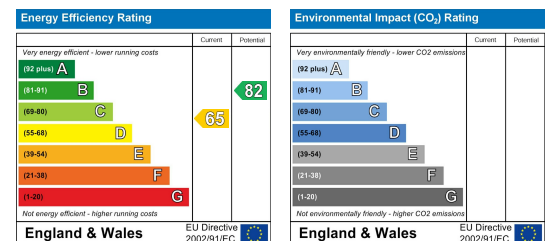
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.