



Wennington Road, Rainham, Essex
Semi Detached 3 Bedroom House

Price : Offers over £450,000
Freehold

Wennington Road, Rainham, Essex – Semi Detached 3 Bedroom House

Property Details:

Looking for a home you can put your own stamp on? You need to see this!

An extended three-bedroom family home in the sought-after area of Wennington Road, Rainham, offering generous living space, two shower rooms, a South-West facing rear garden and plenty of potential to further improve and add value.

If you're looking for a home that gives you **space for today with the opportunity to create something even more special tomorrow**, this could be exactly what you've been waiting for. The accommodation is particularly well laid out for family life. The first floor offers **three bedrooms and a modern shower room**, while downstairs you'll find a surprisingly spacious **through-lounge and dining area**, creating a fantastic open-plan feel for both everyday family living and entertaining. The lounge features a characterful feature fireplace with electric coal-effect fire, adding a cosy focal point to the room. The living space flows through to the dining area and wraps around into the well-fitted kitchen, making the whole ground floor feel connected and sociable.

A further highlight is the large modern shower room on the ground floor, complete with a generous walk-in shower. Having two shower rooms adds valuable flexibility for busy family life and is also a great benefit when entertaining. Outside, the South-West facing rear garden is a real bonus. Designed to be low maintenance, it enjoys sunshine throughout much of the day and offers a lovely setting for summer evenings, outdoor dining and relaxing with friends and family. The large patio provides plenty of space for al fresco entertaining, while the garden also benefits from a shed which will remain. The former garage has been thoughtfully utilised to provide additional indoor space, while retaining a useful storage area to the front. There is also off-street parking on the front driveway, with the low-walled frontage offering the potential to create additional parking if required. The location is another major attraction. Schools and local shops are within easy reach, while Rainham Station is approximately a 15-minute walk or just a few minutes by car, providing rail connections into London. Wennington Road is a particularly popular and sought-after road within the area. And then there's the potential...This is a home that is ready to move into and enjoy immediately, but it also offers scope for the new owner to make improvements, put their own personality into the space and potentially extend further, subject to the necessary planning permissions and consents. With **NO ONWARD CHAIN**, a generous layout, excellent family accommodation and genuine potential for the future, this property offers a fantastic opportunity for first-time buyers, growing families, home movers and buyers looking for a home they can improve and add value to over time. **If you're looking for a spacious family home in a popular Rainham location, with the freedom to make it your own and the potential to create even more, this one deserves to be viewed. Chain free and ready to move into — book your viewing today. Viewing is strictly by appointment**

Ground Floor:

Porch: 6'6" x 2'10" – UPVC part glazed porch. Tile floor. Light fitting. Part glazed door to:

Hallway: 10'11" x 5'8" – Stairs to first floor. Understairs storage cupboard. Glazed door to lounge, glazed door to kitchen. Fitted carpet. Radiator. Papered ceiling with coving. Neutral décor.

Through Lounge: 24'7" x 11'2" - Double glazed bay window to front aspect. Open plan to kitchen/dining area. Beautiful feature fire place with chimney breast surround and electric coal effect fire. 2 x radiators. Fitted carpet. Texture ceiling with coving. 2 x ceiling lights and 4 wall lights. Neutral décor.

Kitchen/Breakfast/Dining Room: 23'4" x 17'7" L-Shaped– Double glazed window and patio doors to rear garden from dining area. Fitted carpet. Radiator. Smooth ceiling with spotlights. Open plan to kitchen area: 2 double glazed windows overlooking rear garden. Lots of natural light. Ample wall and base units with integrated gas hob, electric oven and extractor over. Space for undercounter fridge and freezer. Space for washing machine. Stainless steel sink with mixer tap and drainer. Door to downstairs storage housing electric meter. Door to ground floor shower room. Part tiled to walls. Tiled floor. Smooth ceiling with coving and 2 x ceiling lights. Radiator. Neutral décor.

Ground Floor Shower-room: 14'4" x 5'8. Walk-in cubicle shower. Low level W.C.. Hand basin. Part tiled to walls and tiled floor. 2 x heated towel rails. Electric hot air heater. Extractor fan. Smooth ceiling & down lights. Neutral décor.

First Floor

First Floor Landing: 7'11" (into stairwell) x 6'1" - Double glazed frosted window to side aspect. Access to all first-floor accommodation. Fitted carpet. Papered ceiling with coving and pendant lighting. Neutral décor.

Bedroom 1: 13'3" (into bay) x 11'6". Double glazed bay window to front aspect. Bespoke fitted furniture to one wall. Radiator. Fitted carpet. Papered ceiling with pendant lighting. Neutral Décor.

Bedroom 2: 11'2" x 10'7" - Double glazed window to rear aspect. Built in storage cupboard housing boiler. Chimney breast. Fitted carpet. Radiator. Papered ceiling with coving and pendant lighting. Neutral décor.

Bedroom 3: 7'5" x 5'9". Double glazed window with bespoke fitted blind to front aspect. Radiator. Fitted carpet. Smooth ceiling with pendant lighting. Neutral Décor.

Bathroom: 6'4" x 5'5". Double glazed frosted window to rear aspect. Walk-in shower. Low level W.C. and Vanity sink with storage under. Fully tiled to walls and floor. Radiator. Papered ceiling with central lights. Access to loft.

Outside:

Rear Garden: Approx 60' (unmeasured). Low maintenance rear garden laid mainly to lawn with established shrubs. Large patio area for 'Al Fresco' dining. Further patio with gazebo / BBQ area. Shed to remain. Outside water tap.

To Front of property: Low walled garden, part paved driveway with remainder to lawn. Off street parking on drive. Doors to original garage with small storage area.

Council Tax Band: D - Local Council: Havering. - Approximate gross internal area 96.m2 – 1033 sqft
EPC: D

This is a superb family home ready to move in and enjoy living, with further potential to add value if desired. Popular location close to everything a family could want. Put your stamp on it and make it your home. Don't miss out! Book your viewing. All viewings are by appointment only.

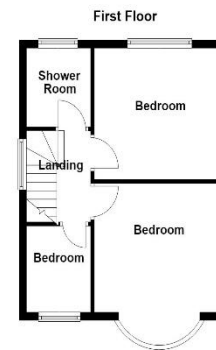
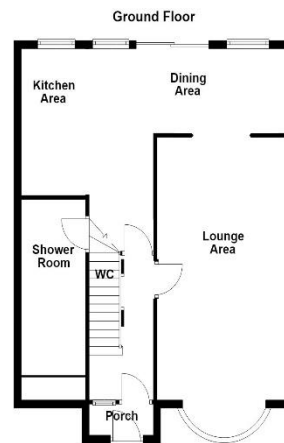
NO ONWARD CHAIN



NO ONWARD CHAIN



- 3 Bedrooms & 2 Bathrooms
- Through lounge with Feature Fireplace
- Open Plan to Fitted Kitchen/Diner
- Large Ground floor Shower-Room
- First Floor Shower Room
- Low maintenance rear garden
- Gas Central Heating & Double glazing
- Off Street Parking on Drive
- Great location close to shops, schools train station and transport links
- Huge potential to expand (STPP)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Keller Williams - Property Giant

199 Bishopsgate,
London, EC2M 3TY

T: 07532 164364

E: jenni.dawson@kwuk.com

kwuk.com – rosedawson.co.uk

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

NO ONWARD CHAIN