



## Penderley Road

Rainham, RM13 9HD

Offered for sale is this most impressive extended three bedroom semi detached family style home. The accommodation includes, porch, entrance hall, through lounge, kitchen / breakfast room and shower room to the ground floor, followed by three bedrooms and family bathroom to the first floor. Externally the property benefits from a landscaped 80' rear garden and a driveway to the front.

**£400,000**

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## Porch

Single glazed door and window to front, frosted double glazed window to side, tiled floor.

## Entrance Hall

Frosted double glazed door and window to porch, coved ceiling, radiator, under stairs cupboard, stairs to first floor, carpet.

## Reception Room

27'5 x 11'1 (8.36m x 3.38m)

Double glazed bay window to front, double glazed patio door and window to rear, double doors to entrance hall, coved ceiling, two radiators, feature fire place with back boiler, carpet.

## Kitchen / Breakfast Room

13'1 x 8'7 (3.99m x 2.62m)

Double glazed window and door to rear, coved ceiling, wall and base units, double bowl composite sink, oven, hob, extraction, plumbing for washing machine and dishwasher, part tiled walls, vinyl floor.

## Lobby

Coved ceiling, door to garage, radiator, vinyl flooring.

## Ground Floor Shower Room

Low level WC, shower cubical, wash hand basin, radiator, vinyl flooring.

## Landing

Double glazed window to side, coved ceiling, loft access, carpet.

## Bedroom One

13'5 x 11'2 (4.09m x 3.40m)

Double glazed bay window to front, coved ceiling, radiator, feature fire place, carpet.

## Bedroom Two

11'2 x 10'6 (3.40m x 3.20m)

Double glazed window to rear, coved ceiling, radiator, feature fire place, cupboard housing water tank, carpet.

## Bedroom Three

6'10 x 5'8 (2.08m x 1.73m)

Double glazed oriel bay to front, coved ceiling, radiator, range of fitted bedroom furniture, carpet.

## Bathroom

Frosted double glazed window to rear, paneled bath, pedestal wash hand basin, low level WC, radiator, carpet.

## Garage / Parking

8'8 x 6'8 (2.64m x 2.03m)

Wooden double door to front, power and light, only suitable for storage. Driveway to front.

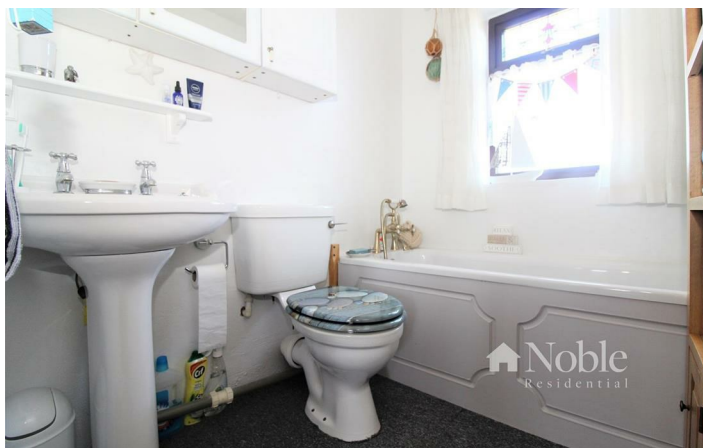
## Garden

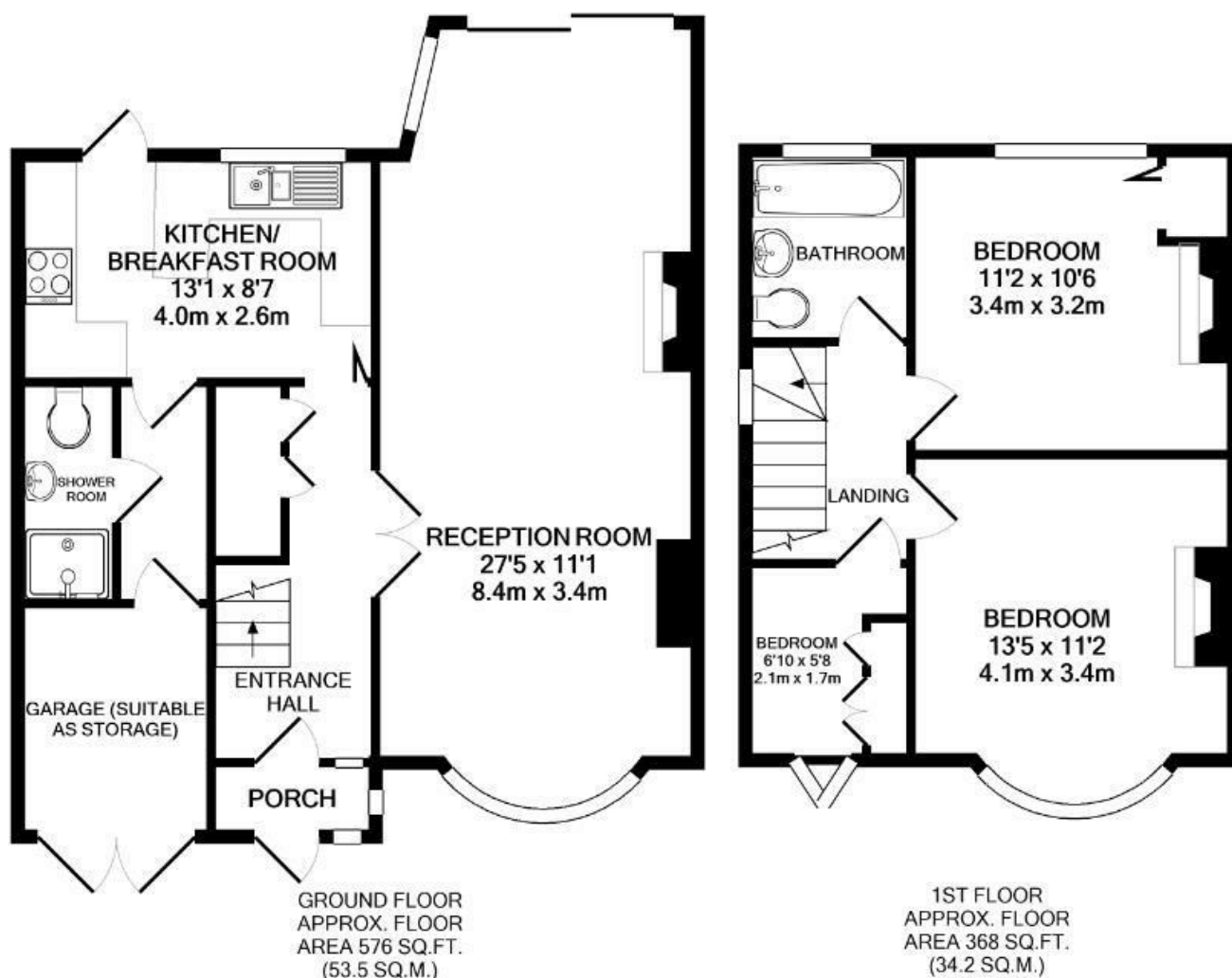
approximately 80' (approximately 24.38m)

Mainly laid to lawn, patio area, surrounding flower beds, shed, tap and light









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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  
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