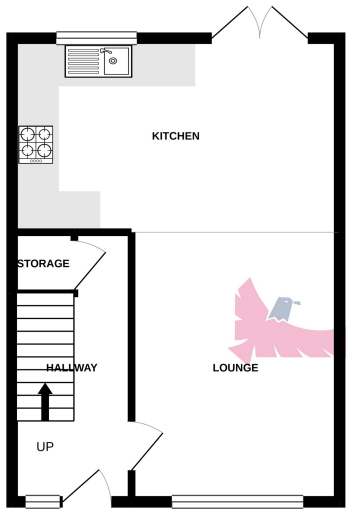
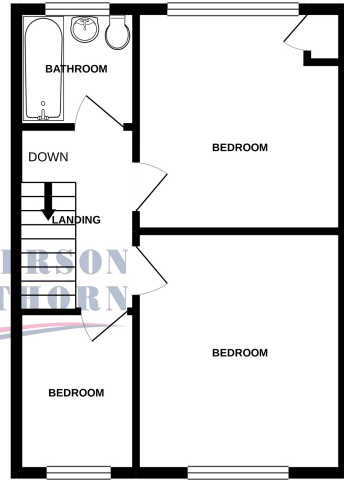


GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2020



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	68	72
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	67	72
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Betterton Road, Rainham

£375,000

- FANTASTIC 150FT UN-OVERLOOKED GARDEN
- SOUGHT AFTER ROAD
- REFURBISHED TO AN IMECCABLE STANDARD
- POTENTIAL TO EXTEND STPP
- RE-FITTED WINDOWS, KITCHEN & BATHROOM
- LED SOFFIT LIGHTING & CCTV FRONT & REAR
- MODERN OPEN PLAN LIVING
- CLOSE TO AMENITIES & SCHOOLS
- OFF STREET PARKING

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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Opaque double glazed windows to front, radiator, under-stairs storage cupboard, wood grain effect laminate flooring, stairs to first floor.

Open Plan Living / Kitchen (L-Shaped)

7.24m > 3.03m (23' 9" > 9' 11") x 5.12m > 3.28m (16' 10" > 10' 9") Double glazed windows to front and rear, inset spotlights to ceiling, radiator to front and rear, living area; feature electric fireplace with original functioning chimney breast, uPVC framed double doors to rear opening to rear garden, kitchen area; range of wall and base units, laminate work surfaces one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, wood grain effect laminate flooring throughout.



FIRST FLOOR

Landing

Loft hatch to ceiling inset spotlights to ceiling, fitted carpet.

Bedroom One

3.48m x 3.2m (11' 5" x 10' 6") Inset spotlights to ceiling, double glazed windows to rear, radiator, wood grain effect laminate flooring.

Bedroom Two

3.65m x 3.03m (12' 0" x 9' 11") Double glazed windows to front, radiator, inset spotlights to ceiling, wood grain effect laminate flooring.

Bedroom Three

2.73m x 2.03m (8' 11" x 6' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, wood grain effect laminate flooring.

Bathroom

1.87m x 1.81m (6' 2" x 5' 11") Inset spotlights ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin with chrome waterfall mixer tap, Jacuzzi bath with waterfall mixer tap and shower, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 150 ft - Immediate raised decking area, remainder laid to lawn, access to rear via timber gate.

Front Exterior

Fully paved giving off street parking for two vehicles.