



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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Betterton Road, Rainham

£500,000

- THREE BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- 28' DOUBLE RECEPTION ROOM
- 19' MODERN CONSERVATORY
- UTILITY ROOM
- ATTACHED GARAGE
- 100' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- HIGHLY SOUGHT AFTER ROAD





GROUND FLOOR

Front Entrance

Via aluminium framed double glazed sliding door opening into storm porch, double glazed windows to front, fitted carpet, second front entrance via a hardwood door opening into:

Entrance Hall

Loft hatch to ceiling, radiator, fitted carpet.

Reception Room

8.58m x 3.65m (28' 2" x 12' 0") > 3.02m (9' 11") Double glazed windows with secondary glazing to side, feature brick fireplace, three radiators, fitted carpet, aluminium framed double glazed sliding door to rear opening into:

Conservatory

6.0m x 3.4m (19' 8" x 11' 2") Plastic ceiling/roof with integral shutter blinds, double glazed windows to rear, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

3.8m x 2.43m (12' 6" x 8' 0") Windows with secondary glazing to side, a range of matching of wall and base units, laminate work surfaces, two circular inset sinks with mixer taps, integrated double oven, space for fridge, space and plumbing for dishwasher, breakfast bar area, tiled splash backs, radiator, vinyl flooring.



Utility Room

2.25m x 1.96m (7' 5" x 6' 5") Double glazed windows to side and rear, tiled flooring, space and plumbing for washing machine, space for freezer, aluminium framed door opening into conservatory.

Bedroom One

4.31m x 2.73m (14' 2" x 8' 11") Windows with secondary glazing to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

Bedroom Two

3.58m x 2.74m (11' 9" x 9' 0") Windows with secondary glazing to front, radiator, hardwood flooring.

Bedroom Three

3.01m x 2.34m (9' 11" x 7' 8") Windows with secondary glazing, radiator, fitted carpet.

Bathroom

3.55m x 1.53m (11' 8" x 5' 0") Obscure windows to side, low level flush WC, hand wash basin set on range of drawer and base units, shower cubicle, radiator, laminate flooring.



EXTERIOR

Rear Garden

Approximately 100' (opening from side gate) Mostly laid to lawn with patio, hardstanding areas to rear, large timber outbuildings, one plastic shed one small timber shed, access to front via timber gate.

Attached Garage

5.17m x 2.22m (17' 0" x 7' 3") Access via side metal gates, timber doors to front and rear, power and lighting, gas/electricity meters and fuse box.

Front Exterior

Fully paved giving off street parking for multiple cars.

