


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>56</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Betterton Road, Rainham

£550,000

- THREE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- STUNNING 180' REAR GARDEN (APPROX)
- POTENTIAL TO EXTEND OR DEVELOP (SUBJECT TO PLANNING)
- SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25
- IDEAL PROJECT OPPORTUNITY







## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall / Side Extension**

4.8m x 2.97m (15' 9" x 9' 9") Windows and double doors to rear opening to rear garden, hardwood flooring with carpet over, door to side opening into:

### **Kitchen / Diner**

5.39m x 3.61m (17' 8" x 11' 10") (Max) Spotlight bar to ceiling, a range of matching wall and base units, laminate works surfaces, inset sink and drainer with mixer tap, space for cooker, space and plumbing for washing machine, space for American-style fridge freezer, radiator, part tiled walls, tiled flooring, sliding door to rear opening to rear garden.

### **Reception Room**

5.1m (Max) x 3.78m (16' 9" x 12' 5") Double glazed bay windows to front, radiator, a range of eye-level and base-level storage units, feature fireplace, radiator, laminate flooring.



### **Bedroom One**

3.81m x 2.95m (12' 6" x 9' 8") Double glazed windows to side, fitted wardrobe and eye-level storage cupboards, radiator, fitted carpet.

### **Bedroom Two**

3.39m x 2.61m (11' 1" x 8' 7") Double glazed bay windows to front, radiator, fitted carpet.



### **Bedroom Three**

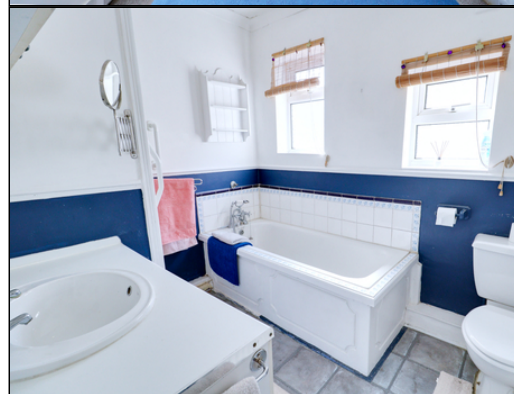
2.66m x 2.5m (8' 9" x 8' 2") Double glazed windows to rear, fitted wardrobes and eye-level storage cupboards, radiator, fitted carpet.

### **Lobby/Boiler Room**

2.68m x 1.0m (8' 10" x 3' 3") Boiler, fitted carpet.

### **Bathroom**

2.71m x 2.21m (8' 11" x 7' 3") Obscure double glazed windows to side, panelled bath, low-level flush WC, hand wash basin set on base units, shower cubicle, radiator, laminate flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 180' Immediate raised decking area, steps down to hardstanding area with access to front via timber gate, remainder laid to lawn.



### **Front Exterior**

Hardstanding giving street parking for multiple cars, one metal security parking post.