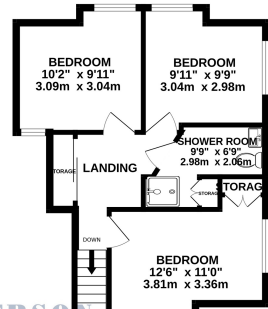
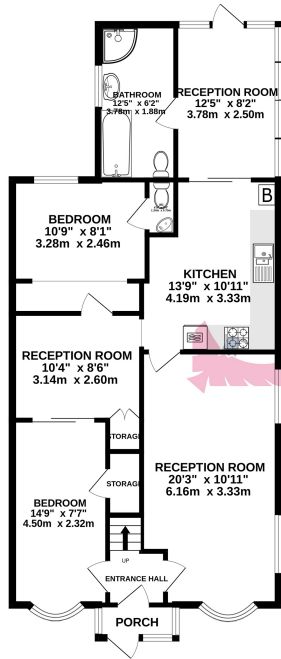


GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of flats, 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 Metreplan 12/2021



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Betterton Road, Rainham

£600,000

- FIVE BEDROOMS (3 UP, 2 DOWN)
- DETACHED CHALET BUNGALOW
- LOFT AND REAR EXTENSIONS
- THREE RECEPTION ROOMS
- 2024 NEW KITCHEN & BOILER
- GROUND FLOOR 4 PIECE BATHROOM
- 2024 RE-FITTED FIRST FLOOR SHOWER ROOM
- GROUND FLOOR WC



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GROUND FLOOR

Front Entrance

Via uPVC double glazed single door opening into porch; double glazed windows to both sides and front, second front entrance via uPVC door opening into:

Entrance Hall

Obscure double glazed stained glass window to front, laminate flooring, stairs to first floor.

Reception Room One

6.18m x 3.33m (20' 3" x 10' 11"). Double glazed windows to front and side, two radiators, fitted carpet.

Kitchen/Diner

4.1m x 3.32m (max) (13' 5" x 10' 11"). A range of integrated handled matching wall and base units, laminated work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space for microwave, integrated oven, space and plumbing for washing machine, four ring gas hob, extractor hood, tiled splashbacks, tiled flooring, radiator, uPVC framed double glazed sliding door to rear opening into:

Reception Room Two

3.78m x 2.51m (12' 5" x 8' 3"). Double glazed windows throughout, radiator, laminate flooring, uPVC double glazed single door to rear opening to rear garden.

Ground Floor Bathroom

3.73m x 1.85m (12' 3" x 6' 1"). Obscure double glazed windows to side, panel bath with shower attachment, hand wash basin set on a drawer unit, low level flush WC, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



Reception Room Three

3.33m x 2.6m (10' 11" x 8' 6"). Radiator, laminate flooring, built-in storage cupboard, uPVC obscure double glazed sliding door opening into:

Bedroom Two

4.47m x 2.32m (14' 8" x 7' 7"). Double glazed bay windows to front, radiator, laminate flooring, under stairs storage cupboard.

Bedroom One

3.28m x 3.18m (10' 9" x 10' 5"). Double glazed windows to rear, radiator, fitted carpet.

Ensuite WC

1.33m x 0.7m (4' 4" x 2' 4"). Obscure double glazed window to rear, low level flush WC, corner hand wash basin, part tiled walls, tiled flooring.

FIRST FLOOR

Landing

Inset spotlights to ceiling, built-in storage cupboard, fitted carpet.

Bedroom Three

3.8m x 3.04m (12' 6" x 10' 0"). Double glazed windows to side, radiator, fitted carpet, built-in storage cupboard.

Bedroom Four

3.08m x 3.04m (10' 1" x 10' 0"). Double glazed windows to front and rear, radiator, fitted carpet.

Bedroom Five

2.98m x 2.86m (max) (9' 9" x 9' 5"). Double glazed windows to side and rear, radiator fitted carpet.

Shower Room

Obscure double glazed windows to side, low-level flush WC, hand wash basin set on drawer units, shower cubicle, built-in storage cupboards, chrome hand towel radiator, tiled flooring, tiled walls, uPVC panelled ceiling.

EXTERIOR

Rear Garden

Approximately 70'. Mostly laid to lawn with patio areas to both sides, a small patio area to centre, access to front via metal gates, large detached block built shed measuring 4.75m x 4.59m (15' 7" x 15' 1"). Double glazed windows, laminate flooring, power and lighting, uPVC door to front.

Front Exterior

Paved, giving off street parking for two cars.

