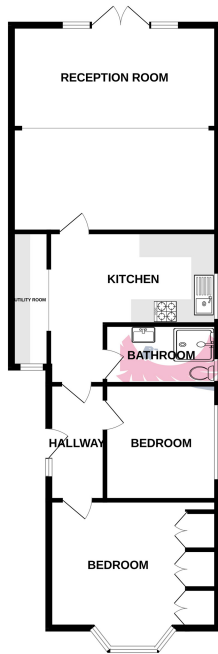


GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



PATTERSON
HAWTHORN

TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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

Guide Price £400,000

- EXTENDED TWO BEDROOMS DETACHED BUNGALOW
- 18' EXTENDED DOUBLE RECEPTION ROOM
- FITTED KITCHEN & ADDITIONAL UTILITY AREA
- OFF STREET PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER ROAD
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS



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GROUND FLOOR

Side Entrance

Via composite door opening into:

Hallway

Inset spotlights to ceiling, opaque double glazed windows to side, radiator, hardwood flooring.

Bedroom One

4.09m x 3.89m (13' 5" x 12' 9") Into double glazed bay windows to front, two radiators, fitted wardrobes, fitted carpet.

Bedroom Two

3.03m x 2.95m (9' 11" x 9' 8") Double glazed windows to side, radiator, laminate flooring.

Shower Room

2.95m x 1.56m (9' 8" x 5' 1") Inset spotlights to ceiling, opaque double glazed windows to side, low level flush WC, hand wash basin inset within drawer units, rainfall shower cubicle, chrome hand towel radiator, laminate flooring.



Kitchen

4.09m x 2.42m (13' 5" x 7' 11") Loft hatch to ceiling with integral Pull-down ladder leading to boarded loft, inset spotlights to ceiling, double glazed window to side, a range of matching wall and base units, laminate work surfaces, inset Butler-style sink and drainer with extendable mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for American-style fridge freezer, hardwood flooring.

Utility Area

3.54m x 1.0m (11' 7" x 3' 3") Double glazed window to front, a range of matching wall and base units, laminate work surfaces, breakfast bar area, space for tumble dryer, hardwood flooring.

Reception Room

5.69m x 5.4m (18' 8" x 17' 9") Inset spotlights to ceiling, feature electric fireplace, three radiators, hardwood flooring, double glazed windows and uPVC framed double doors to rear opening to rear garden.

EXTERIOR

Rear Garden

Approximately 140' Immediate patio, paved area to rear, remainder laid to lawn with flowerbed borders, detached brick shed to rear, side access to front via timber gate.

Front Exterior

Fully paved giving off street parking for two cars.