


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Betterton Road, Rainham

£475,000

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO REAR
- 11' WIDE SIDE PLOT (APPROX)
- HUGE POTENTIAL TO FURTHER EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING)
- DOUBLE RECEPTION ROOM & 17' KITCHEN DINER
- GROUND FLOOR WC
- 2020 RE-FITTED FIRST FLOOR BATHROOM
- NEW WINDOWS & DOORS 2024



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## **GROUND FLOOR**

### **Front Entrance**

Front entrance via UPVC framed door opening into:

### **Porch**

Double glazed windows to front, vinyl flooring, second front entrance via composite door opening into:

### **Entrance Hall**

Obscure double glazed windows to front, under stair storage cupboard housing metres and fuse box, radiator, high gloss laminate flooring, stairs to first floor.

### **Double Reception Room (see floor plan for measurements)**

Double glazed windows to front, two radiators, feature fireplace, fitted carpet, fixed window and hardwood framed single door to rear opening into:

### **Kitchen Diner (L-shaped)**

Kitchen area 2.24m x 1.66m (7' 4" x 5' 5"): Double glazed bay windows to rear and double glazed windows to side, a range of matching wall and base units, laminated work surfaces, inset Butler style sink and drainer with mixer tap, integrated double oven, five ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, space and plumbing for dishwasher, tiled splashbacks, luxury vinyl flooring, uPVC framed double glazed single door to side opening to rear garden.

Dining area 5.34m x 2.81m (17' 6" x 9' 3") : uPVC framed bi-folding doors to rear, radiator, fitted carpet.



### **Ground Floor WC**

Obscure windows to side, low-level flush WC, hand wash basin set on a base unit, chrome hand towel radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull down ladder (boiler in loft), double glazed windows to side, fitted carpet.

### **Bedroom One**

4.06m x 3.42m (13' 4" x 11' 3") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.42m x 2.86m (11' 3" x 9' 5") Double glazed windows to rear, built-in storage cupboards, radiator, fitted carpet.

### **Bedroom Three**

1.82m x 1.75m (6' 0" x 5' 9") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

1.82m x 1.68m (6' 0" x 5' 6") Obscure double glazed windows to rear, P-shaped panel bath, rainfall shower, low-level flush WC, hand wash basin with waterfall mix tap set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 28' x 23'. Laid to lawn to rear, paved to side, side plot measuring approximately 11' wide. Detached garage to side.

### **Front Exterior**

Part paved, part laid to lawn, off street parking, raised brick flowerbed borders.