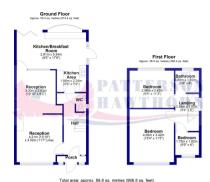
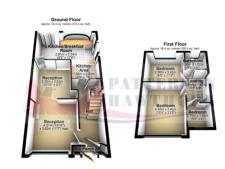


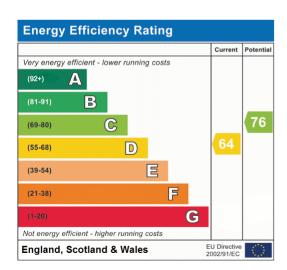
01708 500 000

Rainham@pattersonhawthorn.co.uk





Total area: approx. 89.8 sq. metres (966.8 sq. feet)



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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





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 $2.24 \,\mathrm{m} \times 1.66 \,\mathrm{m}$ (7' 4" \times 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

 $4.06m \times 3.42m (13' 4" \times 11' 3")$ 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

 $1.82 \, \mathrm{m} \times 1.68 \, \mathrm{m}$ (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.