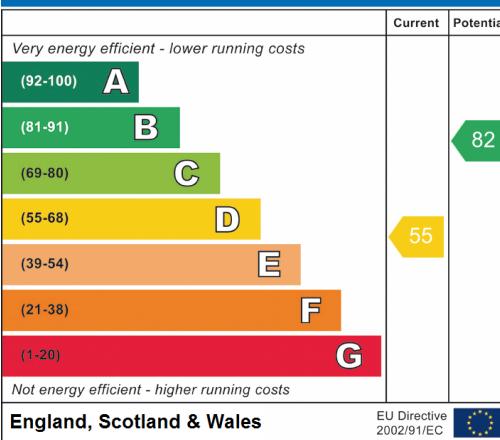


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers should satisfy themselves as to the details. No warranties are given as to the accuracy of the floorplan.

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### Energy Efficiency Rating



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**01708 500 000**

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### Betterton Road, Rainham

**Guide Price £525,000**

- FOUR BEDROOMS DETACHED CHALET
- NO ONWARD CHAIN
- EXCELLENT CONDITION THROUGHOUT
- 130' REAR GARDEN
- GROUND FLOOR BATHROOM & ENSUITE SHOWER ROOM TO BEDROOM ONE
- GATED OFF STREET PARKING
- 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**

Radiator, hardwood flooring, stairs to first floor.

### **Reception Room**

5.98m x 3.64m (19' 7" x 11' 11") Inset spotlights to ceiling, two radiators, hardwood flooring, uPVC framed double glazed windows and double doors to rear opening to rear garden.

### **Kitchen / Diner**

0m x 0m (0' 0" x 0' 0") 4.83m x 3.0m (15' 10" x 9' 10") Inset spotlights to ceiling, lantern skylight window to rear ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, five ring gas hob, extractor hood, two radiators, part tiled & part hardwood flooring, uPVC framed double doors to rear opening to rear garden.

### **Bathroom**

1.98m x 1.98m (6' 6" x 6' 6") 1.98m x 1.98m Inset spotlights to ceiling, opaque double glazed windows to side, roll-top freestanding bath, floating WC, hand wash basin with mixer tap, radiator, tiled walls, tiled flooring.

### **Bedroom Three (previously used as Dining Room)**

3.36m x 3.05m (11' 0" x 10' 0") Double glazed bay windows to front, radiator, hardwood flooring.



### **Bedroom Four**

3.64m x 2.42m (11' 11" x 7' 11") Inset spotlights to ceiling, double glazed bay windows to front, radiator, built in storage cupboards, shelving and desk unit.

## FIRST FLOOR

### **Landing**

Skylight window to ceiling, inset spotlights to ceiling, built in storage/airing cupboard with radiator, fitted carpet.

### **Bedroom One**

4.89m x 4.69m (16' 1" x 15' 5") Inset spotlights to ceiling, double glazed windows to rear & side, radiator, fitted carpet.

### **Ensuite Shower Room**

2.29m x 1.15m (7' 6" x 3' 9") Inset spotlights to ceiling, opaque double glazed windows to side, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

### **Bedroom Two**

5.2m x 2.42m (17' 1" x 7' 11") Loft hatch to ceiling, inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

## EXTERIOR

### **Rear Garden**

Approximately 130'. Mostly paved with laid to lawn area, raised timber decking with timber pagoda, timber shed, various bush and plant borders, access to front via metal gate.

### **Attached Shed**

5.21m x 1.0m (17' 1" x 3' 3") Plastic corrugated roof, tiled flooring, windows throughout.

### **Large Detached Outbuilding**

To rear.

### **Front Exterior**

Paved giving gated off street parking.