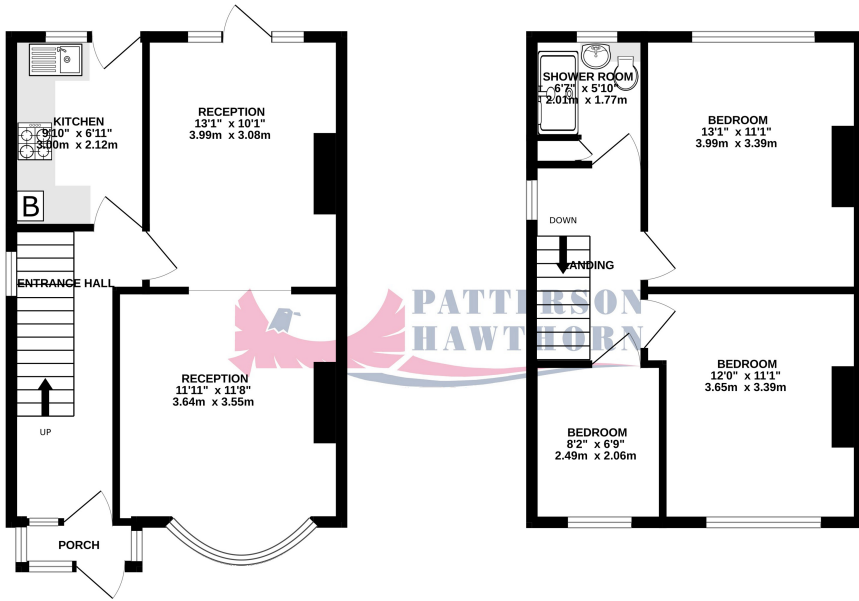


GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix i2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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01708 500 000

Rainham@pattersonhawthorn.co.uk



Betterton Road, Rainham

£475,000

- THREE BEDROOM END OF TERRACE HOUSE
- 14' SIDE PLOT WITH HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- PLANNING APPROVED FOR SINGLE REAR & DORMER LOFT EXTENSIONS
- EXCELLENT CONDITION & HIGH SPEC. THROUGHOUT
- TWO RECEPTION ROOMS
- MULTI-CAR OFF STREET PARKING & GARAGE
- 36' x 31' REAR GARDEN



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GROUND FLOOR

Front Entrance

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

Entrance Hall

Obscure double glazed windows to front, handmade bespoke feature timber panelling, radiator, under stairs storage space, obscure double glazed window to side, laminate flooring, stairs to first floor.

Reception Room One

4.4m x 3.55m (14' 5" x 11' 8") Double glazed bay windows to front, radiator, laminate flooring.

Reception Room Two (Open from Reception Room)

3.98m x 3.07m (13' 1" x 10' 1") Double glazed windows and single door to rear, radiator, laminate flooring.

Kitchen

3.02m x 2.11m (9' 11" x 6' 11") Double glazed windows and single door to rear opening to rear garden, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, radiator, splash back, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, double glazed window to side, feature bespoke timber panelling, fitted carpet.

Bedroom One

3.99m x 3.39m (13' 1" x 11' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

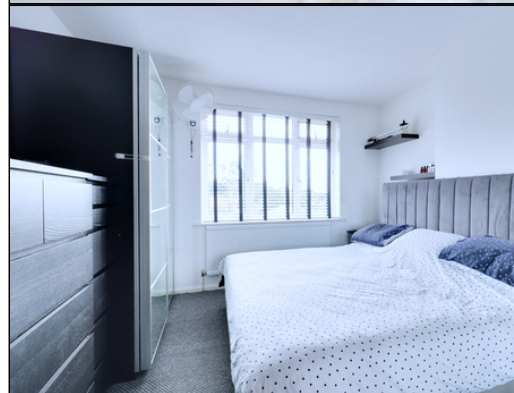
3.65m x 3.1m (12' 0" x 10' 2") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.12m x 2.12m (6' 11" x 6' 11") Double glazed windows to front, radiator, fitted carpet.

Shower Room

2.01m x 1.76m (6' 7" x 5' 9") Obscure double glazed window to rear, low level flush WC, hand wash basin set on base units with laminate surface, radiator, shower cubicle, pair of built-in storage units, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 36' x 31' (Wide) Fully paved with raised brick flowerbed borders, access to front via timber gate.

Detached Garage

Approximately 17' x 8' Power and lighting, metal up and over door to front, double glazed windows to rear, single timber door to rear.

Front Exterior

Fully paved giving off street parking for multiple cars, side plot measuring approximately 14'.

