



## 26 Bettescombe Road

Rainham, ME8 9AY

Offers in excess of £445,000



A spacious family home offering high specification and extended accommodation. The ground floor comprises of a welcoming hallway, a versatile office/bedroom four with an adjoining cloakroom, ideal for those working from home or as a children's playroom. A generously sized lounge flows seamlessly into the modern kitchen/diner, creating a bright and airy living space that is perfect for family life and entertaining.

Upstairs, you'll find three well appointed bedrooms and a superbly reconfigured bathroom, thoughtfully designed for comfort and convenience.

Externally, the block paved driveway provides ample off-road parking, while the south facing rear garden enjoys a sunny aspect and is of an excellent size, perfect for family use or hosting guests. The garden is further enhanced by a practical and versatile summer house.

This beautiful home has been carefully enhanced by the current owners, who have invested significant care, time and money. Located in a sought-after area, it benefits from excellent local amenities, including schools, shops, Rainham Station, and convenient motorway access just a short drive away.

Viewing is highly recommended to fully appreciate all that this home has to offer.





Door to

Hallway

8'4 x 5'8 (2.54m x 1.73m)

Office/Bedroom 4

12'1 x 8'4 max (3.68m x 2.54m max)

Cloakroom/Utility Room

8'5 x 2'9 (2.57m x 0.84m)

Lounge

21'3 x 11'1 max (6.48m x 3.38m max)

Kitchen/ Diner

19'4 x 8'8 (5.89m x 2.64m)

Stairs from Hallway

Landing

Bathroom

8'4 x 4'7 (2.54m x 1.40m)

Bedroom 1

11'4 x 11'1 (3.45m x 3.38m)

Bedroom 2

11'1 x 9'6 (3.38m x 2.90m)

Bedroom 3

8'4 x 6'6 (2.54m x 1.98m)

Garden

55 x 25 apx (16.76m x 7.62m apx)

Summer house

12'8 x 9'8 (3.86m x 2.95m)

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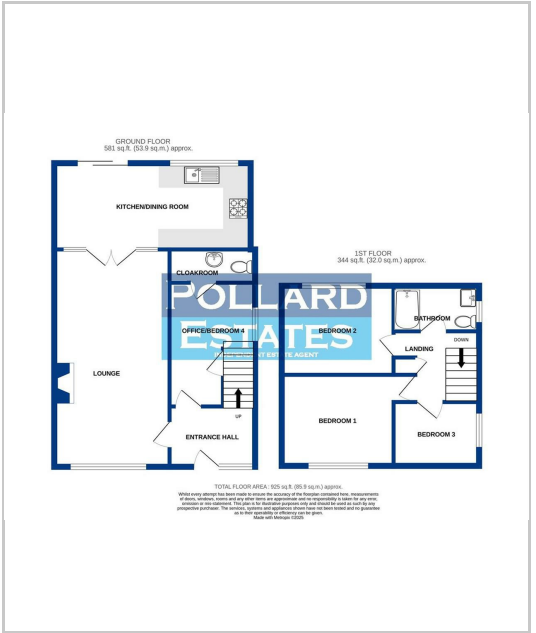
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Area Map



Floor Plans



Energy Efficiency Graph

