



**Price**  
**£345,000**

**Freehold**

2x  1x  1x 

**Batsman Avenue,  
Rainham, Kent, ME8**

*Wards*  
Helping you move forwards





## Main features

- **Stylish and modern home in the sought after Berengrave Gardens Development**
- **Beautifully presented throughout and ready to move into**
- **Close proximity to a good selection of primary and secondary schools**
- **Ideally located for bus and railway connections for commuters**
- **Driveway and electric vehicle charging point**
- **Great sized rear garden**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom  
Kitchen/Diner: 16'3 x 6'11 (4.96m x 2.11m)  
Lounge: 14'0 x 11'6 (4.27m x 3.51m)

### FIRST FLOOR

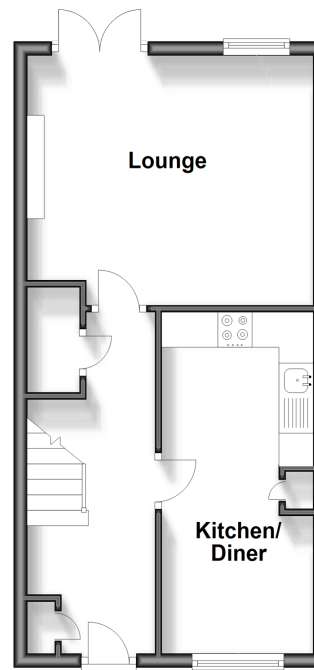
Landing  
Bedroom 1 : 11'9 x 11'8 (3.58m x 3.56m)  
Bedroom 2 : 13'11 x 9'5 (4.24m x 2.87m)  
Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Driveway

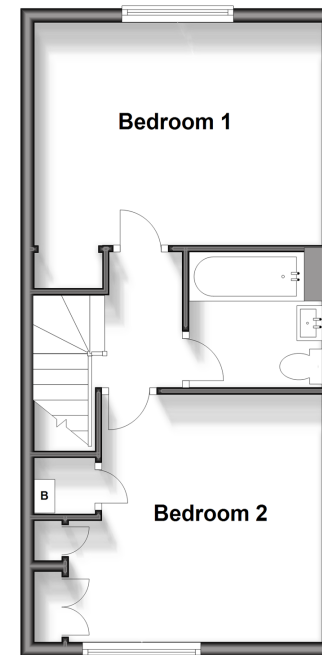
### Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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