


Elmer Gardens, Rainham

£550,000

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- FULLY REFURBISHED THROUGHOUT, ALL WORK COMPLETED FROM 2023
- EXTREMELY HIGH SPECIFICATION
- NEW WINDOWS, DOORS & ROOF
- REWIRED, REPLUMBED, RE-FITTED KITCHEN & BATHROOM
- GROUND FLOOR WC/UTILITY ROOM
- 2023 APPROVED PLANNING FOR DOUBLE STOREY SIDE EXTENSION (Havering planning ref: P1311.23)
- EPC RATING C & COUNCIL TAX BAND D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Obscure double glazed window to front, engineered oak flooring with underfloor heating, understairs storage cupboard and touch close drawers, carpeted stairs to first floor, feature acoustic timber panelling with LED lighting up staircase, access to accommodation.

Reception Room One

3.75m x 3.35m (12' 4" x 11' 0"). Inset spotlights to ceiling, double glazed bay windows to front, feature fireplace with stone hearth & mantelpiece, built-in base-level storage units, engineered oak modern parquet flooring with underfloor heating.

Reception Room Two

3.22m x 3.03m (10' 7" x 9' 11"). Inset spotlights to ceiling, Media Wall Unit comprising; built-in base-level touch close storage units with LED lighting, shelving unit, ceiling level feature timber panel with LED lighting, modern parquet effect engineered oak flooring with underfloor heating. (Option for Media Wall Unit to remain)

Kitchen / Diner

5.11m x 4.13m (16' 9" x 13' 7"). Inset spotlights and skylight window to ceiling, a range of matching wall and base units, quartz worksurfaces, inset sink and quartz drainer with brushed gold mixer tap, integrated oven and microwave, four ring induction hob, extractor hood, integrated dishwasher, space for freestanding fridge freezer, breakfast bar area, quartz splashbacks, tiled flooring with underfloor heating, dark grey uPVC framed double glazed sliding door to rear opening to rear garden.



Ground Floor WC / Utility Room

1.82m x 1.46m (6' 0" x 4' 9"). Low level flush WC, floating hand wash basin with brushed gold mixer tap, space and plumbing for washing machine, space for tumble dryer, built-in shelving, tiled walls, tiled flooring with underfloor heating.

FIRST FLOOR

Landing

Inset spotlights to ceiling, feature timber panelling with LED lighting, loft hatch to ceiling with integral pull-down ladder leading to boarded loft with power and lighting, fitted carpet.

Bedroom One

3.74m x 3.09m (max) (12' 3" x 10' 2"). Inset spotlights to ceiling, double glazed bay windows to front, radiator, fitted carpet.

Bedroom Two

3.28m x 2.92m (10' 9" x 9' 7"). Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

1.95m x 1.73m (6' 5" x 5' 8"). Spotlight bar to ceiling, double glazed windows to front, radiator, option for wardrobes to remain, fitted carpet.

Bathroom

1.73m x 1.5m (5' 8" x 4' 11"). Double glazed window to rear, daylight spotlights to ceiling, tiled bath with brushed gold mixer tap and shower, low-level flush WC, hand wash basin with brushed gold mixer tap set on drawer units, tiled walls, brushed gold hand towel rail, tiled flooring.

EXTERIOR

Rear Garden

Approximately 60'. Immediate wrap-around patio with white pebble border, remainder laid to lawn with raised sheltered decking area to rear, feature horizontal timber panelled fencing both sides.

Attached Garage

Irregular shaped, 23' long. Power and lighting, built-in storage units, electric roller door to front.

Front Exterior

Fully paved giving off street parking for two/three cars, security parking posts.