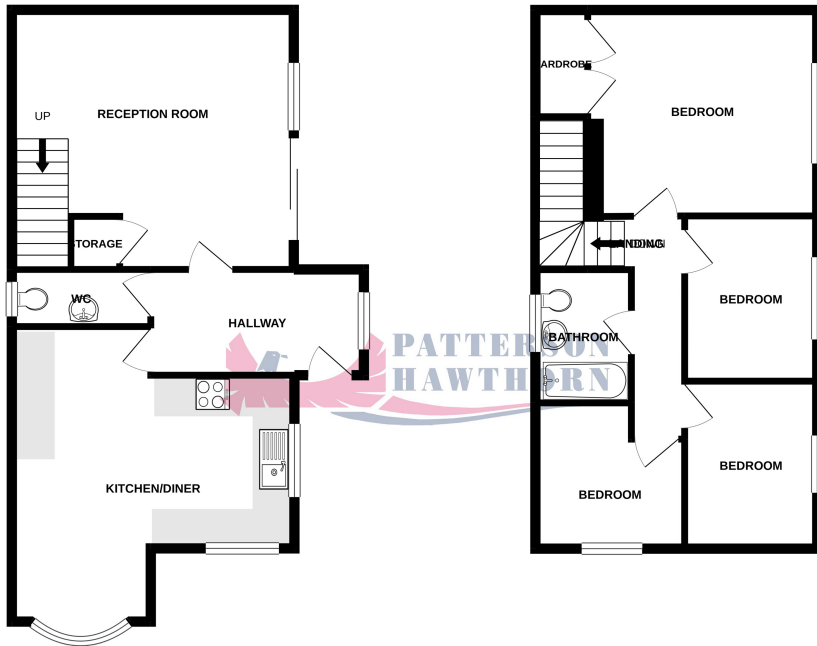


GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Merge 10/2020



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		81
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		77
(55 to 68) <b>D</b>	55	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Elder Way, Rainham**

£375,000

- GUIDE PRICE £375,000 - £385,000
- FOUR BEDROOMS
- LINK DETACHED HOUSE
- IMMACULATE THROUGHOUT
- CONVERTED GARAGE & EXTENDED KITCHEN / DINER
- GROUND FLOOR WC
- QUIET CUL-DE-SAC LOCATION
- FAVOURED NORTH RAINHAM
- OFF STREET PARKING



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## GROUND FLOOR

### Front Entrance

Via uPVC door opening into:

### Hallway

Double glazed windows to side, radiator, fitted carpet.

### Ground Floor WC

2.43m x 0.94m (8' 0" x 3' 1") Opaque double glazed windows to side, low level flush WC, hand wash basin, tiled splash back, radiator, wood grain effect vinyl flooring.

### Kitchen / Diner

5.16m x 3.03m (16' 11" x 9' 11") x 4.94m (16' 2") Double glazed windows to front and side, range of matching wall and base units, laminate work surfaces, inset butler-style sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, tiled splash backs, radiator, tile effect laminate flooring.

### Reception Room

4.93m x 4.54m (16' 2" x 14' 11") Double glazed windows to side, radiator, hardwood flooring, built-in storage cupboards, stairs to first floor, uPVC framed sliding doors to side opening to rear garden.



## FIRST FLOOR

### Landing

Fitted carpet.

### Bedroom One

4.94m x 3.6m (16' 2" x 11' 10") into built-in storage cupboards, double glazed windows to side, radiator, built-in storage cupboards (currently used as wardrobes), fitted carpet.

### Bedroom Two

2.89m x 2.16m (9' 6" x 7' 1") Double glazed windows to side, radiator, fitted carpet.

### Bedroom Three

3.03m x 2.24m (9' 11" x 7' 4") Double glazed windows to side, radiator, fitted wardrobes, laminate flooring.

### Bedroom Four

2.61m x 2.56m (8' 7" x 8' 5") Double glazed windows to front, radiator, built in storage cupboard housing boiler, laminate flooring.

### Bathroom

2.33m x 1.68m (7' 8" x 5' 6") Opaque Double glazed windows to side, low level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 36ft - Part patio and part laid to lawn, timber shed, access to front via timber gates.

### Front Exterior

Laid to lawn with hard standing driveway giving off street parking.

