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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## Elder Way, Rainham

### Guide Price £375,000

- TWO BEDROOMS DETACHED BUNGALOW
- NO ONWARD CHAIN
- EXTENDED TO REAR
- TWO RECEPTION ROOMS
- MULTI-CAR OFF STREET PARKING & CAR PORT
- QUIET CUL-DE-SAC IN FAVOURED NORTH RAINHAM
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, BUSES & MAJOR ROADS







## **GROUND FLOOR**

### **Side Entrance**

Via composite door opening into:

### **Hallway**

Opaque double glazed windows to side, built-in storage cupboard, radiator, fitted carpet.

### **Reception Room One**

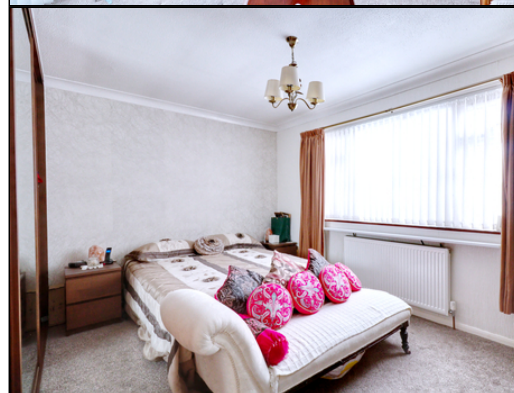
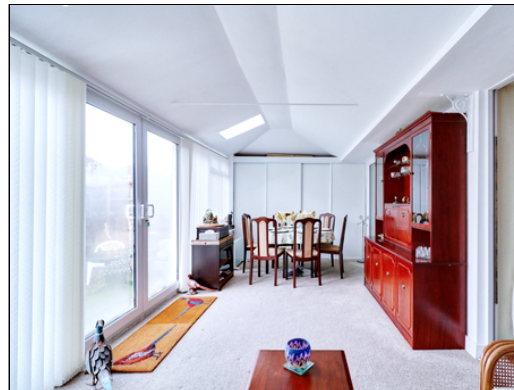
5.47m x 3.98m (17' 11" x 13' 1") Double glazed windows to front, two radiators, fitted carpet, uPVC framed sliding door to rear opening into:

### **Reception Room Two**

7.3m x 2.82m (23' 11" x 9' 3") Into fitted storage unit, two skylight windows to rear ceiling, double glazed windows to rear, fitted carpet, uPVC framed sliding double doors to rear opening to rear garden.

### **Bedroom One**

4.22m x 3.38m (13' 10" x 11' 1") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.



### **Bedroom Two**

3.27m x 3.0m (10' 9" x 9' 10") Radiator, fitted carpet, fitted wardrobe, uPVC framed sliding door to rear opening into reception room two.

### **Kitchen**

3.67m x 3.22m (12' 0" x 10' 7") Double glazed windows to side, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ring gas hob, extractor hood, Integrated double oven, space and plumbing for appliance, space for freestanding fridge freezer, granite splash backs, parquet flooring, uPVC framed door to side opening to side and rear garden, built-in storage cupboard housing boiler.

### **Bathroom**

2.35m x 2.32m (7' 9" x 7' 7") Opaque double glazed windows to side, low-level flush WC, hand wash basin over base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 32' x 20' Mostly laid to lawn, timber shed, access to front both sides via metal gates.

### **Front Exterior**

Fully paved giving off street parking, sheltered carport.