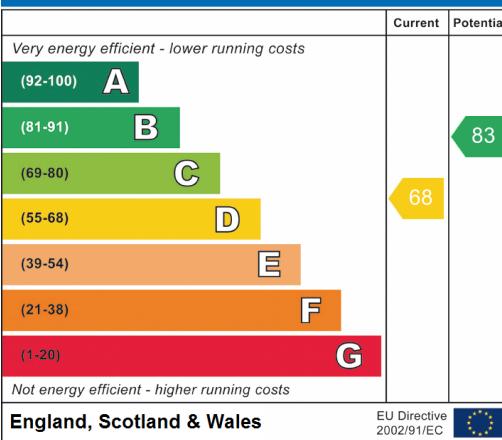


01708 500 000

Rainham@pattersonhawthorn.co.uk



Energy Efficiency Rating



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.

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



See our full selection of properties online at www.pattersonhawthorn.com



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.