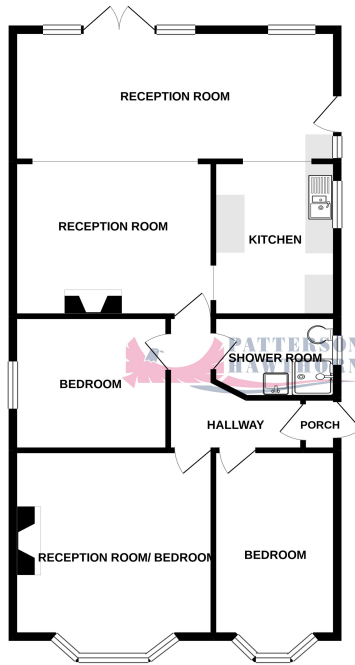


GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with Reference: 02022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			82
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		64	
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		

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## Elmer Gardens, Rainham

### Guide Price £475,000

- TWO/THREE BEDROOMS DETACHED BUNGALOW
- NO ONWARD CHAIN
- EXTENDED TO REAR
- THREE RECEPTION ROOMS (INCLUDING POTENTIAL THIRD BEDROOM)
- POTENTIAL TO FURTHER EXTEND STPP
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES, SCHOOLS, A13 & M25
- EASY ACCESS TO RAINHAM & ELM PARK STATIONS



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## **GROUND FLOOR**

### **Front (side) Entrance**

Via aluminium framed door opening into porch, second front entrance via hardwood framed door opening into:

### **Hallway**

Radiator, fitted carpet.

### **Bedroom One**

4.41m x 2.46m (14' 6" x 8' 1"). Into bay, double glazed bay windows to front, radiator, vinyl flooring.

### **Bedroom Two**

3.28m x 2.84m (10' 9" x 9' 4"). Opaque double glazed windows to side, radiator, fitted carpet.

### **Reception Room One/Potential Bedroom**

4.38m x 4.27m (14' 4" x 14' 0"). Double glazed bay windows to front, feature exposed brick fireplace, radiator, fitted carpet.



### **Shower Room**

2.43m x 1.73m (8' 0" x 5' 8"). Opaque double glazed windows to side, low level flush WC, hand wash basin inset within base units, shower cubicle, radiator, tiled walls, non-slip vinyl flooring.

### **Reception Room Two**

4.24m x 3.26m (13' 11" x 10' 8"). Two radiators, fitted carpet

### **Reception Room Three (open from reception room two)**

6.86m x 2.79m (22' 6" x 9' 2"). Double glazed windows to rear, radiator, fitted carpet, uPVC framed double doors to rear opening to rear garden.

### **Kitchen**

6.38m x 2.46m (20' 11" x 8' 1"). Opaque double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double cooker, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, vinyl tiled flooring, radiator, uPVC framed door to side opening to side and rear garden.



## **EXTERIOR**

### **Rear Garden**

Approx. 70'. Immediate patio area, paved pathway to centre leading to rear, remainder mostly laid to lawn, access to front via side path through timber gate, brick shed to side.

### **Front Exterior**

Fully Paved, giving off street parking for two cars.

