





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	76	78
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C	75	77
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Ellis Avenue, Rainham

Guide Price £480,000

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- SIDE AND REAR EXTENSION
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- GROUND FLOOR WC
- CLOSE TO LOCAL AMENITIES
- WITHIN 0.5 MILES OF STATION



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FIRST FLOOR

Bedroom One

13' 2" x 11' 7" (4.02m x 3.52m) Wood grain effect uPVC framed double glazed fixed and casement window with opening fanlights to front aspect, radiator, fitted carpet.

En Suite

6' 10" x 4' 5" (2.08m x 1.35m) Comprising of rainfall shower cubicle, hand wash basin with chrome mixer tap, low level close coupled w.c., chrome hand towel radiator, tiled splash backs, tiled flooring, inset spotlights to ceiling, wood grain effect uPVC framed double glazed opaque fixed and casement window with opening fanlight to front aspect.

Bedroom Two

10' 3" x 7' 10" (3.12m x 2.40m) Wood grain effect uPVC framed double glazed fixed and casement window with opening fanlights to rear aspect, radiator, fitted carpet.

Bedroom Three

9' 7" x 8' 11" (2.92m x 2.71m) Wood grain effect uPVC framed double glazed fixed and casement window with opening fanlights to rear aspect, radiator, fitted carpet.

Bedroom Four

9' 11" x 8' 7" (3.03m x 2.61m) Wood grain effect uPVC framed double glazed fixed and casement window with opening fanlights to front aspect, radiator, fitted carpet.

Bathroom

8' 8" x 6' 8" (2.63m x 2.03m) Comprising of corner Jacuzzi with shower attachment and chrome mixer tap, hand wash basin set within a vanity unit with chrome mixer tap, low level close coupled w.c., chrome hand towel radiator, tiled splash backs, tiled flooring, wood grain effect uPVC framed double glazed opaque fixed and casement window with opening fanlights to rear aspect.



Landing

Inset spotlights to ceiling, radiator, fitted carpet, stairs to:

GROUND FLOOR

Entrance

Via wood grain effect uPVC framed door with fixed double glazed leaded window panel into storm porch, tiled flooring, further uPVC framed door with fixed double glazed opaque window panel leading to:

Hallway

Inset spotlights to ceiling, radiator, understairs storage cupboard, further built in storage cupboard, uPVC framed double glazed opaque fanlight window, tiled flooring.

Ground Floor W.C.

Comprising of low level close coupled w.c., hand wash basin with chrome mixer tap set within a vanity unit, tiled splash backs, tiled flooring.

Lounge/Reception Room One

16' 11" x 10' 7" (5.15m x 3.23m) Wood grain effect uPVC framed double glazed fixed and casement windows with opening fanlights to front aspect, radiator, tiled flooring.

Kitchen

17' 7" x 14' (5.36m x 4.26m) Range of high gloss matching wall and base units with granite work surfaces, two integrated ovens, integrated microwave grill, integrated coffee machine, five ring gas hob, extractor hood, inset sink with extendable chrome mixer tap and granite drainer, integrated dishwasher, integrated washing machine, integrated freezer, space and plumbing for American style fridge/freezer, inset spotlights to ceiling, two sets of wood grain effect uPVC framed double glazed fixed and casement windows with opening fanlights to rear aspect, tiled flooring.

Reception Room Two

18' 3" x 8' 9" (5.55m x 2.66m) Wood grain effect uPVC framed double glazed fixed and casement window with opening fanlight to front aspect, radiator, tiled flooring.

Reception Room Three

12' 5" x 9' 2" (3.78m x 2.79m) Radiator, tiled flooring, wood grain effect uPVC framed French doors with fixed double glazed window panels opening to:

Rear Garden

Approximately 36' 5" x 29' 6" (11.09m x 9.00m) immediate patio area, raised decking area, two timber sheds, various bush and plant borders with remainder laid to lawn.

Front Garden

Hard standing giving off street parking.

