



Elkington Road, London

**Price £239,950**

Reeds Rains are delighted to offer this terraced three bedroom house with through lounge & kitchen/diner situated on this popular tree lined turning just minutes from the Barking Road. The property benefits from a first floor bathroom and separate ground floor wc. This house will not be around for long. CALL US NOW.

**Plaistow**

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## **Elkington Road, London**

### **Entrance Hall 16'0" x 5'5"**

Stairs to first floor landing, fitted carpet.

### **Through Lounge 23'8" (into bay) x 12'2" (at widest point)**

Double glazed semi bay window to front, feature fireplace, radiators, picture rail, french doors to kitchen/diner.

### **Kitchen/Breakfast Room 16'1" x 9'4"**

Double glazed window to rear, double glazed sliding patio doors to rear garden, wall and base units, roll top work surfaces, single sink and drainer unit, plumbed for washing machine, electric cooker point, splash back tiling, vinyl floor covering, double radiator, cupboard housing boiler.

### **Cloakroom/WC 7'11" x 2'10"**

Low flush wc, vanity wash hand basin with cupboards under, splash back tiling, vinyl floor covering.

### **Landing 9'0" x 5'9"**

Access to loft, built in cupboard, fitted carpet.

### **Bedroom1 12'0" x 11'8"**

Two double glazed windows to front, radiator, fitted carpet.

### **Bedroom 2 11'10" x 10'9"**

Double glazed window to rear, radiator, fitted carpet.

### **Bedroom 3 8'10" x 6'1"**

Double glazed window to rear, radiator.

### **Bathroom 6'9" x 5'11"**

Double glazed frosted window to rear, panelled bath, wash hand basin, low flush wc, radiator, splash back tiling.

### **Rear Garden 40'0" x 16'0"**

Laid to lawn, with patio area and timber shed.

## **Floor Plan**

### **All Measurements**

All Measurements are Approximate



**Reeds Rains**  
The Letting Agent

**HASSLE-FREE LETTINGS AND MANAGEMENT**

Every month 12,000 potential tenants contact Reeds Rains, searching for property to rent.

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	63
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			