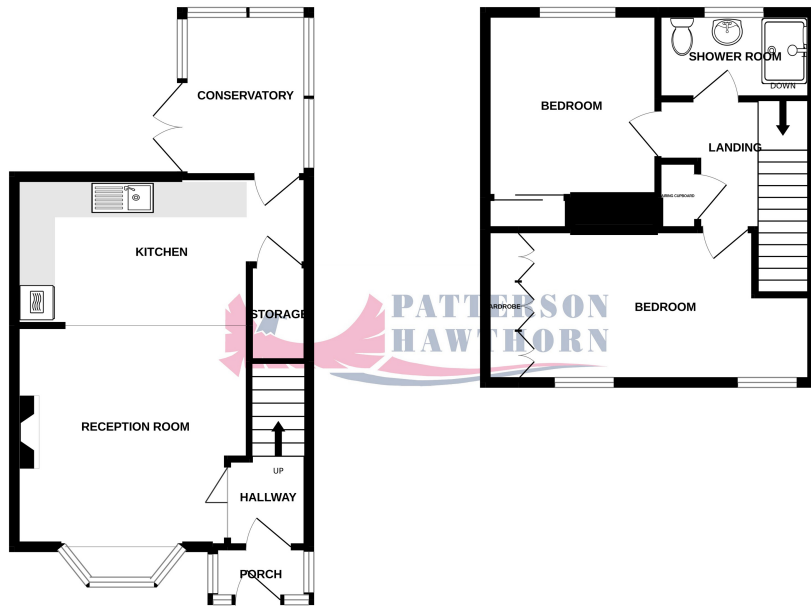


GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 4/2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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- POTENTIAL TO EXTEND SUBJECT TO PLANNING CONSENTS
- CONSERVATORY
- APPROX 0.9 MILES TO OCKENDON C2C STATION



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## GROUND FLOOR

### **Front Entrance**

Via uPVC door opening into porch; opaque double glazed windows to front and both sides, tiled flooring, second front entrance via hardwood framed door opening into:

### **Hallway**

Eye-level fuse box & electricity meter cupboard, fitted carpet, stairs to first floor.

### **Reception Room**

3.99m x 3.76m (13' 1" x 12' 4") Double glazed bay windows to front, radiator, feature fireplace, fitted carpet.

### **Kitchen / Diner**

5.0m x 2.53m (16' 5" x 8' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for fridge, integrated freezer, integrated double oven, tiled splash backs, radiator, under-stairs storage cupboard, tiled flooring.

### **Conservatory**

2.15m x 2.8m (7' 1" x 9' 2") Double glazed windows throughout, laminate flooring, hardwood framed door to side opening to rear garden.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, built in airing cupboard, fitted carpet.



### **Bedroom One**

5.66m x 3.24m (18' 7" x 10' 8") Double glazed windows to front, two radiators, fitted wardrobes and vanity units, fitted carpet.

### **Bedroom Two**

3.56m x 2.99m (11' 8" x 9' 10") Into fitted wardrobe, double glazed windows to rear, radiator, fitted wardrobe, fitted carpet.

### **Shower Room**

2.57m x 1.47m (8' 5" x 4' 10") Opaque double glazed windows to rear, low level flush WC, hand wash basin, mobility shower cubicle, radiator, part tiled walls, vinyl flooring.

## EXTERIOR

### **Rear Garden**

Approximately 38' Immediate patio, raised flowerbed borders, paved pathway to rear, remainder laid to lawn, timber shed with power and lighting, access to front through timber gate and shared walkway.

### **Front Garden**

Laid to lawn with bush and plant borders, paved pathway to front.

