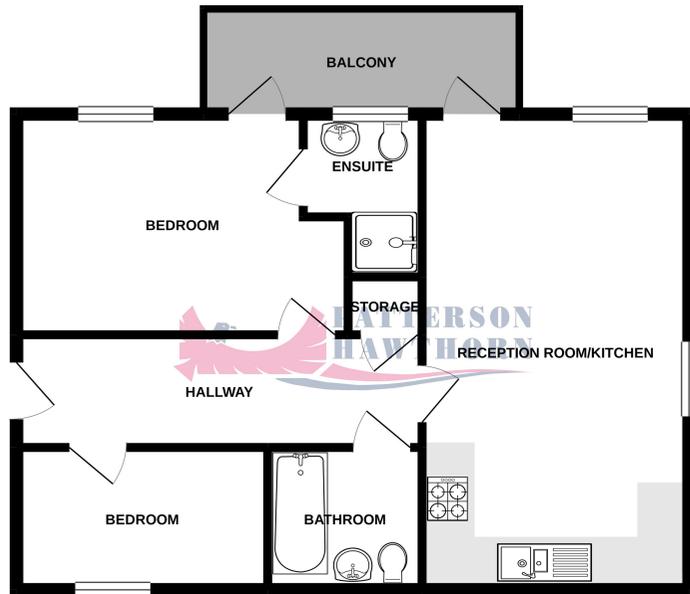


GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA - 616 sq.ft. (57.2 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 on such by any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Merge (2022)

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>		87	87
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(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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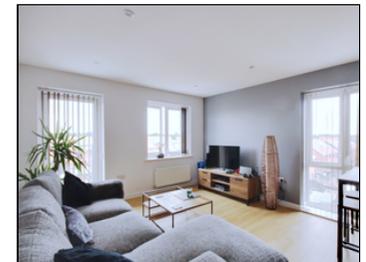
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## Anglia Way, South Ockendon £250,000

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- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- 20' MODERN OPEN PLAN RECEPTION ROOM/ KITCHEN
- ENSUITE SHOWER ROOM TO MASTER
- BALCONY & LOFT SPACE
- ALLOCATED PARKING
- APPROX 0.6 MILES TO OCKENDON C2C STATION
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE



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## **GROUND FLOOR**

### **Communal Entrance**

Via security phone entry system, stairs to third floor.

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Loft hatch to ceiling with integral pull-down ladder leading to loft with lighting, radiator, built in storage cupboard, laminate flooring.

### **Open Plan Living / Kitchen**

6.38m x 3.56m (20' 11" x 11' 8") Inset spotlights to ceiling, spotlight bar to kitchen ceiling, double glazed windows to front and side, radiator, kitchen area: a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated double oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, laminate splash backs, uPVC framed door to front leading to balcony, laminate flooring throughout.



### **Bedroom One**

4.42m x 2.95m (14' 6" x 9' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring, uPVC framed door to front leading to balcony.

### **Ensuite Shower Room**

Opaque double glazed window to front, inset spotlights to ceiling, low level flush WC, hand wash basin, shower, cubicle chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.



### **Bedroom Two**

3.35m x 1.91m (11' 0" x 6' 3") Inset spotlights to ceiling, double glazed windows to rear, radiator, laminate flooring.



### **Bathroom**

2.06m x 1.91m (6' 9" x 6' 3") Inset spotlights to ceiling, panelled bath with shower attachment, low-level flush WC, hand wash basin, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

## **EXTERIOR**

### **Front Exterior**

One allocated parking space.

