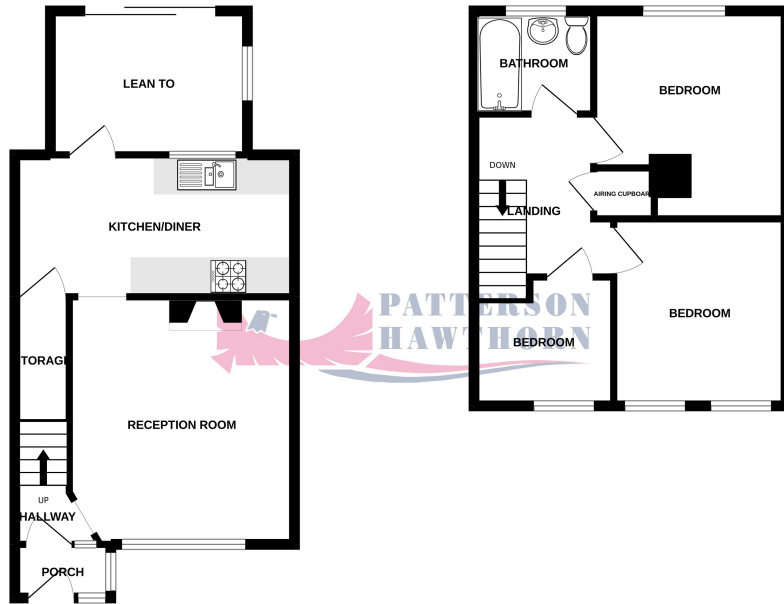


GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(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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## Cherwell Grove, South Ockendon Guide Price £325,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
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- 54' REAR GARDEN WITH BRICK OUTBUILDING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening to porch; double glazed windows to front and side, tiled flooring, second front entrance via uPVC door opening into:

### **Hallway**

Small eye-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor, opaque double glazed window to front.

### **Reception Room**

4.12m x 3.63m (13' 6" x 11' 11") Double glazed windows to front, radiator, feature fireplace, laminate flooring.

### **Kitchen / Diner**

4.67m x 2.38m (15' 4" x 7' 10") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space for freestanding fridge freezer, space and plumbing for appliances, radiator, tiled splash backs, tiled flooring, under-stairs storage cupboard, uPVC door to rear opening into:

### **Lean To**

3.3m x 2.34m (10' 10" x 7' 8") Double glazed window to side, uPVC framed sliding door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, airing cupboard, laminate flooring.

### **Bedroom One**

3.48m x 3.2m (11' 5" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Two**

3.12m x 2.68m (10' 3" x 8' 10") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.29m x 2.15m (7' 6" x 7' 1") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.01m x 1.72m (6' 7" x 5' 8") Opaque double glazed window to rear, inset spotlights to ceiling, low level flush WC, hand wash basin, panelled bath with shower attachment, radiator, part tiled walls, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 54' Immediate patio, remainder laid to lawn, detached brick outbuilding with power, access to front via timber gate through shared walkway.



### **Front Garden**

Part paved part laid to lawn.