



## Orchard Road, South Ockendon Offers In Excess Of £275,000

- FOUR BEDROOMS
- MID TERRACE HOUSE
- EXTENDED TO REAR
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR WC
- IMMACULATE THROUGHOUT
- IDEAL FIRST TIME BUY/INVESTMENT
- GARAGE IN BLOCK





## **GROUND FLOOR**

### **Front Entrance**

Via composite door into:

### **Hallway**

Inset spotlights to ceiling, built in storage cupboard housing gas and electricity meters and fuse box, wood grain effect laminate flooring, stairs to first floor.

### **Ground Floor WC**

Comprising low level flush WC, hand wash basin with chrome mixer tap inset within base units, hand towel radiator, tiled walls, tiled flooring.

### **Kitchen**

3.91m x 3.04m (12' 10" x 10' 0") > 2.41m (7' 11") Double glazed windows to front, range of matching wall and base units with spotlights above wall units, laminate work surfaces, one and half bowl inset sink and drainer with extendable chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for American style fridge freezer, space for tumble dryer, space and plumbing for dishwasher, mosaic tiled splash backs, radiator, wood grain effect laminate flooring.

### **Lounge**

4.88m x 3.75m (16' 0" x 12' 4") Radiator to side, under-stairs storage cupboard, wood grain effect laminate flooring.



### **Dining Room (Opening from Lounge)**

2.62m x 1.99m (8' 7" x 6' 6") Inset spotlights to ceiling, radiator, wood grain effect laminate flooring. uPVC framed rear door opening to rear garden.

### **Ground Floor Bedroom Four**

2.62m x 2.14m (8' 7" x 7' 0") Inset spotlights to ceiling, double glazed windows to rear, radiator, wood grain effect laminate flooring.

## **FIRST FLOOR**

### **Landing**

Inset spotlights to ceiling, loft hatch to ceiling, wood grain effect laminate flooring.

### **Bedroom One**

4.88m x 2.78m (16' 0" x 9' 1") Double glazed windows to front, two radiators to front, fitted wardrobes, fitted carpet.

### **Ensuite Shower Room**

Comprising inset spotlights to ceiling, rainfall shower cubicle, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

### **Bedroom Two**

3.21m x 2.11m (10' 6" x 6' 11") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.71m x 2.03m (8' 11" x 6' 8") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

1.79m x 1.69m (5' 10" x 5' 7") Inset spotlights to ceiling, low level flush WC, hand wash basin, panelled bath with shower, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 20ft x 16ft - Part hard standing, part laid to lawn with various bush and plant borders, access to rear via timber gate.

### **Front Garden**

Hard standing.

