





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>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		66	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		62	
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

## Broxburn Drive, SOUTH OCKENDON

Guide Price £315,000 Freehold

- GUIDE PRICE OF £315,000 - £325,000
- THREE BEDROOMS
- END OF TERRACE HOUSE
- INTEGRATED GARAGE
- TWO RECEPTION ROOMS
- UTILITY ROOM
- APPROX 1 MILE TO STATION
- OFF STREET PARKING





## GROUND FLOOR

### Front Entrance

Via composite door into porch, double glazed windows to front and side, fitted carpet, second door is uPVC opening into:

### Hallway

Under-stairs storage space, radiator, fitted carpet, split level stairs to first floor with double glazed windows to front.

### Utility Room

1.73m x 1.71m (5' 8" x 5' 7") Double glazed window, space for free standing fridge freezer, boiler, wood grain effect laminate flooring.

### Kitchen / Diner

4.81m x 2.29m (15' 9" x 7' 6") Double glazed windows to front, range of matching wall and base units, laminate work surface, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, tiled splash backs, tiled flooring, dining area has radiator and wood grain effect laminate flooring.

### Lounge

4.73m x 3.32m (15' 6" x 10' 11") Double glazed windows and French doors leading to garden, two radiators, wood



effect laminate flooring.

## FIRST FLOOR

### Landing

Large built in storage cupboard, fitted carpet.

### Bedroom One

4.82m x 2.6m Double glazed windows to front, radiator, wood grain effect laminate flooring.

### Bedroom Two

3.33m x 2.01m (10' 11" x 6' 7") Double glazed windows to front, radiator, wood grain effect laminate flooring.

### Bedroom Three

2.71m x 2.31m (8' 11" x 7' 7") Double glazed windows to rear, radiator, wood grain effect laminate flooring.

### Bathroom

2.68m x 1.68m (8' 10" x 5' 6") Opaque double glazed windows to rear, low level flush WC, panelled bath with shower attachment, rainfall shower cubicle, hand wash basin inset within base units with chrome waterfall mixer tap, chrome hand towel radiator to side, tiled walls, tiled flooring.

## EXTERIOR

### Rear Garden

Approximately 30ft x 26ft - Immediate raised decking area, remainder laid to lawn with various bush and plant borders, access to rear via timber gate, door leading to:

### Garage

5.04m x 2.6m (16' 6" x 8' 6") Power and lighting, metal up and over door to front.

### Front Exterior

Part paved and part hard standing driveway for off street parking.