

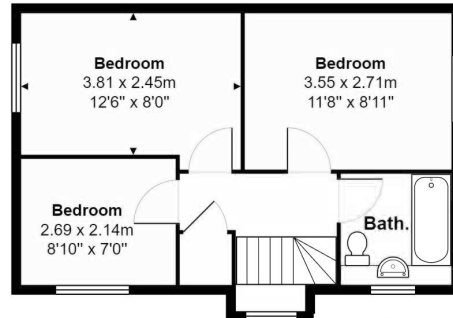
Ground Floor

Area: 35.0 m² ... 377 ft²



1st Floor

Area: 35.6 m² ... 383 ft²



Total Area: 70.6 m² ... 760 ft²

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

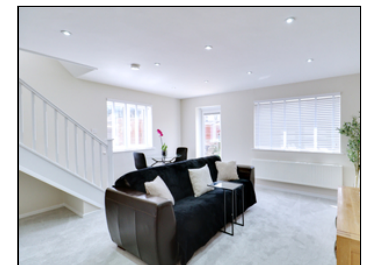
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Rosewood Close, South Ockendon
Guide Price £425,000

- GUIDE PRICE £425,000 - £435,000
- THREE BEDROOM END OF TERRACE HOUSE
- REFURBISHED THROUGHOUT
- VERY HIGH SPECIFICATION
- IMMACULATELY PRESENTED
- NEW WREN KITCHEN
- NEW SPOTLIGHTS & FLOORING
- NEW BOILER 2025
- HIGHLY SOUGHT AFTER BRANDON GROVES DEVELOPMENT





GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Storage cupboard, radiator, luxury vinyl flooring.

Reception Room

4.7m x 4.7m (15' 5" x 15' 5") Inset spotlights to ceiling, double glazed windows to side and rear, radiator, under stairs storage space, fitted carpet, stairs to first floor.

Kitchen

2.7m x 2.67m (8' 10" x 8' 9") Double glazed windows overlooking green, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, integrated dishwasher, integrated washing machine, tiled splash backs, luxury vinyl flooring.

Ground Floor WC

1.91m x 0.79m (6' 3" x 2' 7") Double glazed window, low level flush WC, corner hand wash basin with tiled splash back, radiator, luxury vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, feature double glazed window, fitted carpet.

Bedroom One

3.56m x 2.71m (11' 8" x 8' 11") Double glazed windows, radiator, fitted carpet.

Bedroom Two

3.8m x 2.45m (12' 6" x 8' 0") Double glazed windows, radiator, fitted carpet.

Bedroom Three

2.69m x 2.14m (8' 10" x 7' 0") Double glazed windows, radiator, fitted carpet.

Bathroom

1.91m x 1.9m (6' 3" x 6' 3") Obscure double glazed windows, low level flush WC, hand wash basin, panelled bath, shower, radiator, part tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 45' Immediate patio, remainder laid to lawn with bush and plant borders, access to rear and front via timber gates.

Garage

Power and lighting, driveway in front of garage giving off street parking.



Front Exterior

Small paved frontage, laid to lawn side garden with bush borders.

