




Disclaimer

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(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	



Brinson Way, South Ockendon
£420,000

- THREE BEDROOM END OF TERRACE HOUSE
- FREEHOLD
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- QUALITY TILED FLOORING TO GROUND FLOOR
- GROUND FLOOR WC
- CLASSIC BLACK & WHITE BAY-FRONTED KITCHEN
- 45' LANDSCAPED REAR GARDEN
- ALLOCATED PARKING



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Understairs storage cupboard, radiator, tiled flooring, stairs to first floor, obscure double glazed windows to front.

Reception Room

5.9m x 3.84m (19' 4" x 12' 7") > 3.43m (11' 3") Feature wall with timber panelling, double glazed windows to rear, two radiators, tiled flooring, large built-in storage cupboard, uPVC framed double glazed double doors to rear opening to rear garden.

Ground Floor WC

1.98m x 1.46m (6' 6" x 4' 9") Low-level flush WC, hand wash basin with tiled splashback, radiator, tiled flooring.

Kitchen

3.14m (Into bay) x 2.88m (10' 4" x 9' 5") Double glazed bay windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled splashbacks, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, built-in storage cupboard, laminate flooring.

Bedroom One

3.61m x 2.79m (11' 10" x 9' 2") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Two

4.29m x 2.3m (14' 1" x 7' 7") Double glazed windows to front, radiator, laminate flooring.

Bedroom Three (L-Shaped)

3.12m x 2.69m (10' 3" x 8' 10") (Max) Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.19m x 1.91m (7' 2" x 6' 3") Obscure double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, radiator, part tiled walls, vinyl flooring (tiled flooring underneath).

EXTERIOR

Rear Garden

Approximately 45' Immediate raised patio, remainder laid to artificial grass with small flowerbed border.

Front Exterior

Small laid to lawn front garden with paved pathway and one allocated parking space immediately in front of house.