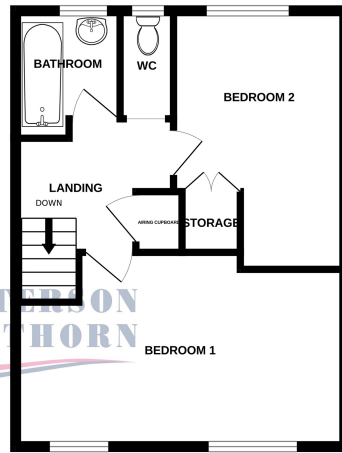
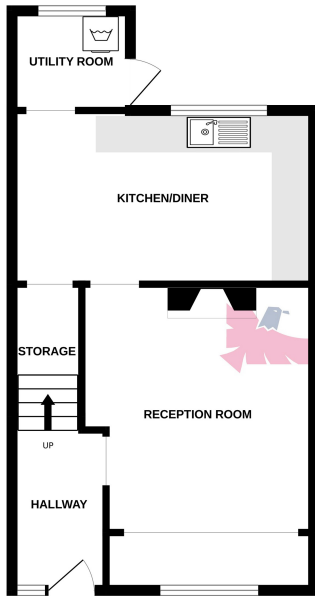


GROUND FLOOR

1ST FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(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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## Afton Drive, South Ockendon

**£375,000**

- EXTENDED TWO BEDROOMS TERRACED HOUSE
- 16' KITCHEN/DINER
- 55' REAR GARDEN WITH TIMBER OUTBUILDING
- POTENTIAL TO FURTHER EXTEND (SUBJECT TO PLANNING CONSENTS)
- OFF STREET PARKING
- APPROX 1 MILE TO OCKENDON C2C STATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, MAJOR ROADS & LAKESIDE SHOPPING



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Opaque double glazed window to front, radiator, tiled flooring, stairs to first floor.

### **Reception Room**

5.05m x 3.97m (max) (16' 7" x 13' 0"). Double glazed windows to front, radiator, feature fireplace, tiled flooring.

### **Kitchen/Diner**

4.94m x 2.54m (16' 2" x 8' 4"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, extractor hood, under stairs storage cupboard with space for fridge freezer, radiator, tiled flooring.

### **Utility Room**

2.06m x 1.76m (6' 9" x 5' 9"). Double glazed window to rear, space and plumbing for appliance, vinyl flooring, uPVC door to side opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, airing cupboard, fitted carpet.

### **Bedroom One**

5.66m x 3.28m (18' 7" x 10' 9"). Double glazed windows to front, radiator, fitted wardrobes, laminate flooring.

### **Bedroom Two**

3.52m x 2.98m (11' 7" x 9' 9"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bathroom**

1.77m x 1.66m (5' 10" x 5' 5"). Opaque double glazed window to rear, panelled bath with shower attachment, hand wash basin, radiator, tiled walls, vinyl flooring.



### **Separate WC**

1.56m x 0.73m (5' 1" x 2' 5"). Opaque double glazed window to rear, low level flush WC, vinyl flooring,



## **EXTERIOR**

### **Rear Garden**

Approximately 55'. Immediate patio, remainder laid to lawn.

### **Detached Timber Outbuilding**

3m x 2.43m (9' 10" x 8' 0"). Power and lighting.

### **Front Exterior**

Hardstanding driveway giving off street parking for (at least) two cars.

