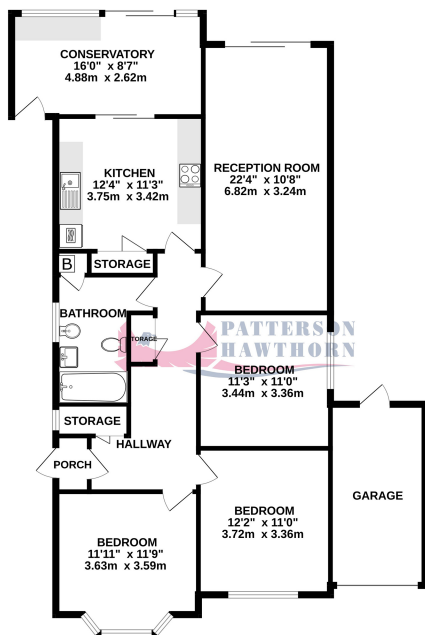


GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 sq.m.) approx.

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 the responsibility to check 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, appliances and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Orchard Road, South Ockendon

£425,000

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- 22' RECEPTION ROOM
- CONSERVATORY & INTEGRAL GARAGE
- MULTI-CAR OFF STREET PARKING
- WELL MAINTAINED 40' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25 & LAKESIDE



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GROUND FLOOR

Side Entrance

Via uPVC framed door opening into storm porch, fitted carpet, second front entrance via uPVC framed door opening into:

Hallway

Two built-in storage cupboards to ceiling, radiator, fitted carpet.

Reception Room

6.83m x 3.24m (22' 5" x 10' 8") Two radiators, fitted carpet, aluminium framed double glazed sliding door to rear opening to rear garden.

Bedroom One

3.63m x 3.58m (11' 11" x 11' 9") Into double glazed bay windows with integral shutter blinds to front, radiator, fitted carpet.

Bedroom Two

3.72m x 3.31m (12' 2" x 10' 10") Double glazed windows with integral shutter blinds to front, radiator, fitted carpet.



Bedroom Three

3.44m x 3.33m (11' 3" x 10' 11") Double glazed windows with integral shutter blinds to side, radiator, fitted wardrobes, fitted carpet.

Kitchen / Diner

3.63m x 3.42m (11' 11" x 11' 3") A range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, built-in storage cupboard, tiled walls, radiator, vinyl flooring, aluminium framed double glazed sliding door to rear opening into:

Conservatory

4.87m x 2.62m (16' 0" x 8' 7") Double glazed windows to rear, corrugated plastic roof, hardwood door to front, tiled flooring, aluminium framed double glazed sliding door to rear opening to rear garden.

Bathroom

3.28m x 1.77m (10' 9" x 5' 10") Obscure double glazed windows to side, panelled bath, shower, low level flush WC, bidet, hand wash basin set on base units, built-in storage cupboard housing boiler, chrome hand towel radiator, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 39' (To front of brick shed) Immediate patio, remainder laid to lawn with bush and plant borders.

Attached Garage

4.6m x 2.41m (15' 1" x 7' 11").

Front Exterior

Fully paved off street parking for multiple cars, metal fence and gate to front.