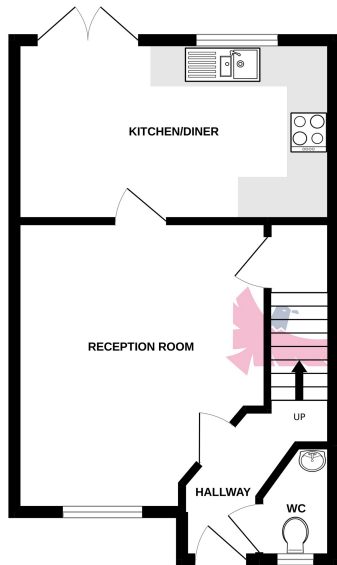
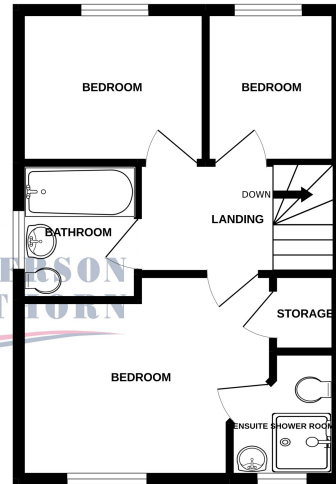


GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 i2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		88	89
(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		

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- THREE BEDROOMS SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 2016 NEW BUILD WITHIN NHBC WARRANTY
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- ENSUITE SHOWER ROOM TO MASTER
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 0.7 MILES TO OCKENDON C2C STATION



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GROUND FLOOR

Front Entrance

Via hardwood door, opening into:

Hallway

Radiator, fuse box, laminate flooring, stairs to first floor.

Reception Room

4.35m > 4.04m (14' 3" > 13' 3") x 3.78m (12' 5") Double glazed windows with integral shutter blinds to front, built-in television unit and electric heater, (both to remain), under stairs storage cupboard, laminate flooring.

Kitchen/diner

4.79m x 2.68m (15' 9" x 8' 10") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, Integrated oven, four ring gas hob, extractor hood, one and a half bowl inset sink and drainer with mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, space for freestanding fridge freezer, laminate splash backs, tiled flooring, dining area: a range of storage and shelving units, radiator, tiled flooring, uPVC framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, fitted carpet.



Bedroom One

3.8m > 3.07m (12' 6" > 10' 1") x 3.06m (10' 0") > 2.65m (8' 8") Double glazed windows with integral shutter blinds to front, radiator, laminate flooring. over-stairs storage cupboard.

Ensuite Shower Room

1.9m x 1.64m (6' 3" x 5' 5") Opaque double glazed window to front, low level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, tiled flooring.

Bedroom Two

2.75m x 2.27m (9' 0" x 7' 5") Double glazed windows with integral shutter blinds to rear, radiator, laminate flooring.

Bedroom Three

2.27m x 1.96m (7' 5" x 6' 5") Double glazed windows with integral shutter blinds to rear, radiator, laminate flooring.

Bathroom

2.07m x 1.81m (6' 9" x 5' 11") Opaque double glazed window to side, panelled bath with shower attachment, low level flush WC, hand wash basin with tiled splash back, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approx. 32'. Part patio, part laid to lawn, timber shed, access to front via timber gate.

Front Exterior

Paved pathway to front, bush & plant frontage, paved driveway to side giving off street parking for two cars.