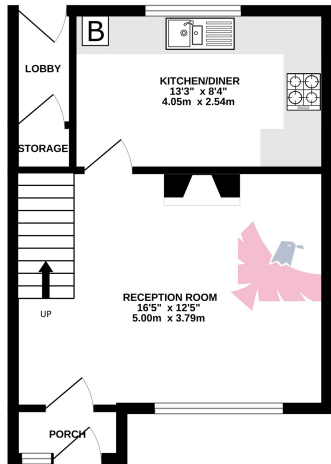
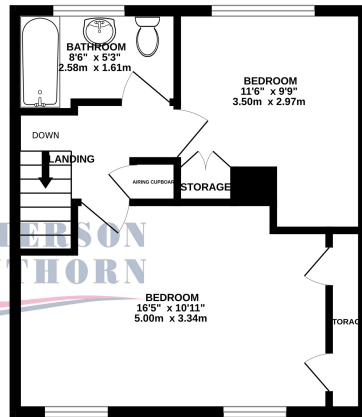


GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Broxburn Drive, South Ockendon

£335,000

- TWO BEDROOM TERRACED HOUSE
- REFURBISHED & REDECORATED
- EASILY CONVERTED INTO THREE BEDROOMS (LIKE SOME OF THE NEIGHBOURS)
- 13' MODERN KITCHEN/DINER
- 55' REAR GARDEN
- FULLY PAVED DRIVEWAY
- POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING CONSENTS)
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, obscure double glazed windows to front, laminate flooring, second front entrance via hardwood door opening into:

Reception Room

5.0m x 3.79m (16' 5" x 12' 5") Double glazed windows to front, radiator, feature gas fireplace, laminate flooring.

Kitchen / Diner

3.96m x 2.54m (13' 0" x 8' 4") Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, tiled splashback, laminate flooring.

Rear Lobby

Built in storage cupboard, laminate flooring, uPVC single door with obscure double glazed window opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, built in storage cupboard, fitted carpet.

Bedroom One

5.0m x 3.28m (16' 5" x 10' 9") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.5m x 2.97m (11' 6" x 9' 9") (Max) Double glazed windows to rear, spotlight bar to ceiling, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.58m x 1.61m (8' 6" x 5' 3") (Max) Obscure double glazed windows to rear, spotlights to ceiling, low level flush WC, hand wash basin, panelled bath, shower, chrome hand towel radiator, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 55' Part paved and part laid to lawn, timber shed to rear, access to front via shared walkway.

Front Exterior

Fully paved giving potential off street parking for two cars.

