



**Cawdor Avenue, South Ockendon**  
**£375,000**

- THREE LARGE BEDROOM TERRACED HOUSE
- 13' x 13' BAY FRONTED RECEPTION ROOM
- 13' x 10' KITCHEN/DINER
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- 55' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- FRONT GARDEN/DRIVEWAY
- NEW BOILER 2021



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Understairs storage space, radiator, wood grain effect vinyl flooring, stairs to first floor.

### **Reception Room**

4.18m (Into bay) > 3.67m (13' 9" > 12' 0") x 4.1m (13' 5") Double glazed bay windows to front, radiator, fitted carpet.

### **Kitchen / Diner**

4.1m x 3.09m (13' 5" x 10' 2") Double glazed windows to rear, a range of matching wall and base units, part laminate and part tiled work surfaces, inset sink and drainer with mixer tap, built-in storage cupboards, radiator, woodgrain effect vinyl flooring, hardwood door to side with reinforced glass opening into:

### **Rear Lobby**

2.27m x 0.92m (7' 5" x 3' 0") Two built-in storage cupboards, one housing boiler, one with space for freestanding fridge freezer, vinyl flooring, uPVC door to rear opening to rear garden.



### **Ground Floor WC**

1.26m x 0.81m (4' 2" x 2' 8") Obscure double glazed window to rear, high level flush WC, woodgrain effect vinyl flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to rear, built in storage cupboard, fitted carpet.

### **Bedroom One**

3.61m x 3.52m (11' 10" x 11' 7") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Two**

4.2m x 3.1m (13' 9" x 10' 2") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Three**

2.65m x 2.64m (8' 8" x 8' 8") Double glazed windows to rear, built-in storage cupboards, radiator, fitted carpet.



### **Bathroom**

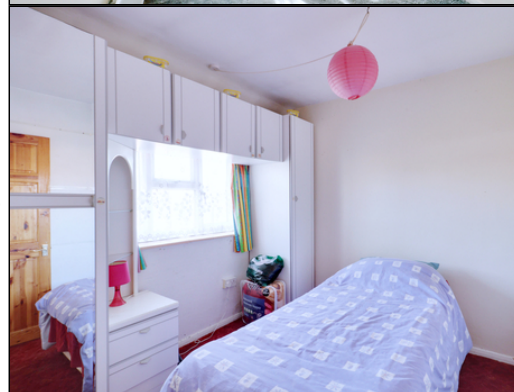
2.09m x 1.74m (6' 10" x 5' 9") (Max) Obscure double glazed windows, low level flush WC, hand wash basin, bath with shower attachment, tiled walls, radiator, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 55' Immediate patio, remainder laid to lawn, access to front via timber gate through shared walkway.



### **Front Exterior**

Part laid to lawn, part paved and part hardstanding with potential off street parking.