




Humber Avenue, South Ockendon


Guide Price £450,000

- FOUR BEDROOMS
- DOUBLE STOREY EXTENDED & REFURBISHED THROUGHOUT
- 23FT DOUBLE RECEPTION ROOM
- GROUND FLOOR WC
- 100FT REAR GARDEN & 60FT FRONT GARDEN
- HIGHLY SOUGHT AFTER ROAD
- MULTI VEHICLE OFF STREET PARKING
- NO ONWARD CHAIN

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | | 87 |
| | 76 | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|--|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 to 100) A | | |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | | 86 |
| | 74 | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |

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GROUND FLOOR

Front Entrance

Via composite door into:

Hallway

Radiator, tiled flooring, stairs to first floor.

Ground Floor WC

Comprising low level flush WC, hand wash basin, tiled walls, tiled flooring.

Double Reception Room

7.25m x 4.35m (23' 9" x 14' 3") Inset spotlights to ceiling, double glazed windows to front, two radiators, tiled flooring.

Kitchen / Diner (L Shaped)

6.38m x 2.01m (20' 11" x 6' 7") x 5.09m x 2.65m (16' 8" x 8' 8") Inset spotlights to ceiling throughout, double glazed windows to rear, uPVC framed double doors to rear opening to rear garden, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, tiled splash backs, radiator, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.36m x 3.75m (14' 4" x 12' 4") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.43m x 3.37m (11' 3" x 11' 1") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.83m x 2.66m (12' 7" x 8' 9") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

2.68m x 2.02m (8' 10" x 6' 8") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.1m x 2.0m (6' 11" x 6' 7") Panelled bath, shower, low level flush WC, hand wash basin inset within base units, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 102ft – Immediate patio area, remainder laid to lawn, access to front via timber gate.

Front Garden

Approximately 66ft – Mostly paved giving off street parking for multiple vehicles.