


TOTAL FLOOR AREA: 1520 sq.ft. (141.2 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



### Aspen Way, South Ockendon

£660,000

- EXTENDED FOUR/FIVE BEDROOM DETACHED HOUSE
- THREE RECEPTIONS, INCLUDING ORANGERY & POTENTIAL 5TH BEDROOM
- MODERN FITTED KITCHEN WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES
- GROUND FLOOR WC & UTILITY ROOM
- INTEGRAL GARAGE
- LANDSCAPED REAR GARDEN WITH SUMMERHOUSE/BAR
- EXCLUSIVE BRANDON GROVES DEVELOPMENT
- IN OUR OPINION, THE BEST DETACHED HOUSE ON THE MARKET IN OCKENDON



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door, opening into:

### **Hallway**

Under-stairs storage cupboard, radiator, Amtico flooring, stairs to first floor.

### **Reception Room One (L-shaped)**

7.14m x 3.24m (23' 5" x 10' 8") x 4.87m x 2.73m (16' 0" x 8' 11"). Inset spotlights to ceiling, double glazed bay window to front, radiator to front and rear, double glazed windows to rear, Amtico flooring, uPVC framed double doors opening into:

### **Reception Room Two (Orangery)**

4.4m x 3.32m (14' 5" x 10' 11"). Two skylight windows to ceiling, inset spotlights to ceiling, double glazed windows throughout, radiator, air conditioning inverter unit, Amtico flooring, uPVC framed double doors opening to rear garden.

### **Reception Three / Potential 5th Bedroom**

2.85m x 2.69m (9' 4" x 8' 10"). Double glazed bay windows to front, radiator, Amtico flooring.

### **Ground Floor WC**

1.68m x 0.9m (5' 6" x 2' 11"). Inset spotlights to ceiling, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

### **Kitchen/Diner**

4.45m x 2.66m (14' 7" x 8' 9"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, granite work surfaces, one and half bowl inset sink and granite drainer with brushed chrome mixer tap, four ring gas hob, extractor hood, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, tiled splash backs, radiator, Quartz tiled flooring.



### **Utility Room**

2.22m x 1.64m (7' 3" x 5' 5"). Inset spotlights to ceiling, double glazed windows to rear, granite work surface, one and half bowl inset sink and granite drainer with brushed chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, one wall unit, one double base unit, tiled splash backs, radiator, Quartz tiled flooring, uPVC framed rear door opening to side and rear garden.

### **Integral garage**

Separated into two rooms – Room one has loft hatch with integrated ladder to ceiling with storage, double glazed window to side, tiled flooring, hardwood door opening into second room measuring 2.84m x 2.77m up and over door to front, power and lighting throughout.

## **FIRST FLOOR**

### **Landing**

Loft hatch with integrated ladder to ceiling leading to loft room, built in storage cupboard, fitted carpet.

### **Bedroom One**

4.03m (into fitted wardrobes) x 2.84m (13' 3" x 9' 4"). Double glazed windows to front, radiator, Amtico flooring.

### **Ensuite Shower Room**

Opaque double glazed windows to front, low level flush WC, hand wash basin, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

### **Bedroom Two**

4.34m (into fitted wardrobes) x 2.81m (14' 3" x 9' 3"). Double glazed windows to front, radiator, fitted wardrobes, built in storage cupboard, fitted carpet.

### **Bedroom Three**

3.02m x 2.32m (9' 11" x 7' 7"). Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Four**

2.81m x 2.7m (9' 3" x 8' 10"). Double glazed windows to rear, radiator, fitted wardrobes, built in eye level units, fitted carpet.

### **Bathroom**

2.33m x 1.97m (7' 8" x 6' 6") > 1.47m (4' 10"). Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, P-shaped panelled bath with rainfall shower, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 60ft – Immediate patio area, low wall dividing patio and laid to artificial grass area, raised hard standing area to rear with summerhouse/bar.

### **Summerhouse/Bar**

12ft x 8ft – Power and lighting and double glazed windows and doors.

### **Front Exterior**

