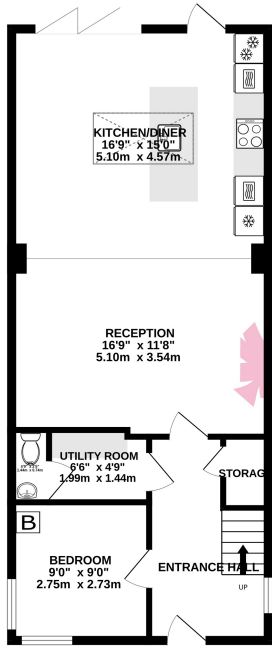
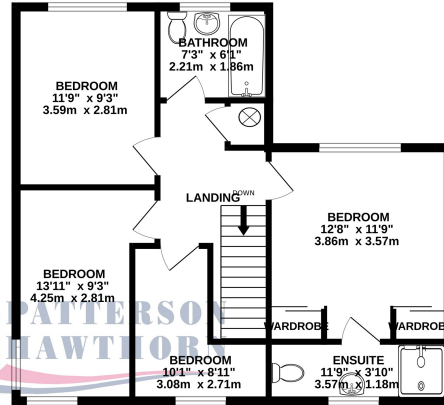


GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
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## Anglia Way, South Ockendon

### £550,000

- GREATLY EXTENDED
- MODERN CONTEMPORARY INTERIOR DESIGN
- 16' X 15' KITCHEN / DINER WITH ISLAND & INTEGRATED APPLIANCES
- QUALITY PORCELAIN TILED FLOORING
- MODERN LANTERN SKYLIGHT WINDOW
- UTILITY ROOM & GROUND FLOOR WC
- GROUND FLOOR 5TH BEDROOM
- ENSUITE SHOWER ROOM / WC TO BEDROOM ONE



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Inset spotlights to ceiling, radiator, double glazed window to side, under stairs storage cupboard, stairs to first floor, porcelain tiled flooring.

### **Reception Room**

5.1m x 3.41m (16' 9" x 11' 2") Inset spotlights to ceiling, radiator, porcelain tiled flooring.

### **Kitchen / Diner (Open Plan from Reception Room)**

5.1m x 4.58m (16' 9" x 15' 0") Inset spotlights to ceiling, lantern skylight window to ceiling, a range of integrated handled matching wall and base units, granite work surfaces, two integrated ovens, integrated microwave, integrated coffee machine, four ring induction hob, extractor hood, integrated fridge, integrated freezer, kitchen island with granite worktop over a range of base units, integrated dishwasher, inset sink with hot and cold mixer tap, breakfast bar area, two gun-metal grey vertical radiators, porcelain tiled flooring, grey uPVC framed double glazed bi-folding doors to rear opening to rear garden.

### **Utility Room**

1.9m x 1.45m (6' 3" x 4' 9") A pair of wall units, laminate work surface over space and plumbing for washing machine and space for tumble dryer, one single base unit, porcelain tiled flooring.

### **Ground Floor WC**

1.42m x 0.74m (4' 8" x 2' 5") Low level flush WC, hand wash basin with mixer tap, part tiled walls, porcelain tiled flooring.

### **Bedroom Five**

2.86m x 2.75m (9' 5" x 9' 0") Inset spotlights to ceiling, double glazed windows to front, built-in seating/potential bed (can be removed), gun-metal grey vertical radiator, wall unit housing boiler, porcelain tiled flooring.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, built-in storage cupboard housing water cylinder, fitted carpet.

### **Bedroom One**

3.86m x 3.57m (12' 8" x 11' 9") Inset spotlights to ceiling, double glazed windows to rear, radiator, two single built-in storage cupboards with sliding mirror doors, fitted carpet.

### **Ensuite Shower Room**

3.56m x 1.2m (11' 8" x 3' 11") Inset spotlights to ceiling, obscure double glazed windows to front, low level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, vinyl flooring.

### **Bedroom Two**

3.58m x 2.81m (11' 9" x 9' 3") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

4.24m x 2.31m (13' 11" x 7' 7") Spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

### **Bedroom Four (L-Shaped)**

3.08m x 2.73m (10' 1" x 8' 11") (Max) Inset spotlights to ceiling, double glazed windows to front, radiator, fitting carpet.

### **Bathroom**

2.21m x 1.86m (7' 3" x 6' 1") Obscure double glazed windows to rear, panelled bath, shower, low-level flush WC, hand wash basin, part tiled walls, chrome hand towel radiator, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 35' Part laid to lawn, mostly laid to dark sandstone paving, raised timber tree border to rear, white decorative stone borders.

### **Carport**

To side with double timber gates.

### **Front Exterior**

Fully paved giving off street parking for three cars.