


**TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplex ©2021.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>		89	90
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC		

## Arisdale Avenue, South Ockendon

### £425,000

- FIVE LARGE BEDROOMS SEMI DETACHED HOUSE
- BOASTING OVER 1,300 SQUARE FEET OF LIVING SPACE OVER THREE FLOORS
- MAINTAINED TO A HIGH STANDARD THROUGHOUT
- GROUND FLOOR WC, FIRST FLOOR FAMILY BATHROOM & TWO SECOND FLOOR ENSUITE SHOWER ROOMS
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Radiator, laminate tiled flooring, under stairs storage cupboard, stairs to first floor.

### **Reception Room**

5.08m x 2.75m (16' 8" x 9' 0") Double glazed windows with integrated blinds to front, radiator, laminate flooring.

### **Ground Floor WC**

1.85m x 1.4m (6' 1" x 4' 7") Low level flush WC, hand wash basin with tiled splash back, chrome hand towel radiator, tiled effect vinyl flooring.

### **Kitchen / Diner**

4.9m x 2.89m (16' 1" x 9' 6") Double glazed windows with integrated blinds to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with chrome mixer tap, integrated double oven, four ringed gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, laminate splash backs, radiator, laminate tiled flooring, uPVC framed double doors to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Fitted carpet, stairs to second floor.



### **Bedroom One**

4.91m x 3.98m (16' 1" x 13' 1") > 2.9m (9' 6") Double glazed windows with integrated blinds to rear, radiator, fitted carpet, uPVC framed double doors to rear with integrated blinds opening to Juliet balcony.

### **Bedroom Two**

4.25m x 2.66m (13' 11" x 8' 9") uPVC framed double doors with integrated blinds to front opening to balcony, radiator, fitted carpet.

### **Bathroom**

2.15m x 1.96m (7' 1" x 6' 5") Opaque double glazed window to front, low level flush WC, hand wash basin, panelled bath with shower attachment, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

## **SECOND FLOOR**

### **Landing**

Loft hatch to ceiling, built in over-stairs storage cupboard, fitted carpet.

### **Bedroom Three**

4.14m x 2.66m (13' 7" x 8' 9") Double glazed windows with integrated blinds to rear, radiator, fitted carpet.

### **Ensuite Shower Room**

2.66m x 1.4m (8' 9" x 4' 7") Low-level flush WC, hand wash basin, chrome hand towel radiator, shower cubicle, tiled splash backs, tile effect vinyl flooring.

### **Bedroom Four**

3.21m x 2.66m (10' 6" x 8' 9") Double glazed windows with integrated blinds to front, radiator, fitted carpet.

### **Ensuite Shower Room**

2.17m x 1.97m (7' 1" x 6' 6") Opaque double glazed window to front, low-level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, tiled splash backs, tile effect vinyl flooring.

### **Bedroom Five**

3.12m x 2.17m (10' 3" x 7' 1") Double glazed windows with integrated blinds to rear, radiator, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Approximately 32 Part patio, part to lawn, timber shed to rear, access to front through timber gate via shared walkway.

### **Front Exterior**

Paved pathway, two allocated parking spaces.

