

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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 have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10/2023

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	

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## Dent Close, South Ockendon £370,000

- THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- RE-FITTED KITCHEN
- GROUND FLOOR WC & FIRST FLOOR BATHROOM
- SECLUDED LOCATION WITHIN QUIET CUL-DE-SAC
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Vial uPVC door opening into:

### **Hallway**

Under-stairs, storage space, radiator, laminate flooring, stairs to first floor.

### **Ground Floor WC**

Opaque double glazed window to front, low level flush WC, hand wash basin inset within base units, tiled splash back, radiator, laminate flooring.

### **Reception Room One**

4.02m x 3.45m (13' 2" x 11' 4") Double glazed windows to front, radiator, laminate flooring.

### **Reception Room Two**

3.97m x 2.64m (13' 0" x 8' 8") Double glazed windows. uPVC framed door to rear opening to rear garden, radiator, laminate flooring.

### **Kitchen**

2.82m x 2.6m (9' 3" x 8' 6") Inset, spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset butler-style sink and drainer with mixer tap, oven, gas hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for washing machine, splash backs, laminate flooring.



## **FIRST FLOOR**

### **Landing**

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

### **Bedroom One**

4.28m x 2.7m (14' 1" x 8' 10") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.7m x 3.2m (12' 2" x 10' 6") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.62m x 2.35m (8' 7" x 7' 9") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.04m x 2.07m (6' 8" x 6' 9") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath with shower attachment, part tiled walls, radiator, tile effect laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 23' Part paved partly laid to lawn, timber shed, access to rear via timber gate.

### **Front Exterior**

Laid to lawn front garden.