



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Birch Crescent, South Ockendon

Guide Price £475,000

- TWO BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN
- EXTREMELY RARE OPPORTUNITY
- THE ONLY BUNGALOW AVAILABLE IN HIGHLY SOUGHT AFTER BRANDON GROVES
- 21' HIGH VAULTED CEILING RECEPTION ROOM
- ENSUITES TO BOTH BEDROOMS



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GROUND FLOOR

Front Entrance

Via double uPVC door opening into:

Porch

3.75m (Max) x 1.98m (12' 4" x 6' 6") Double glazed windows to front and side, tiled flooring, second front entrance via uPVC door opening into:

Entrance Hall

Double glazed windows to front, loft hatch to ceiling, radiator, built-in storage cupboard, additional base-level built in storage cupboard, airing cupboard, fitted carpet, access to accommodation.

Reception Room

6.59m x 4.06m (21' 7" x 13' 4") Double glazed windows to rear and side, feature high vaulted ceiling, two radiators, fireplace, fitted carpet, uPVC framed double glazed sliding door to side opening to conservatory.

Kitchen

2.67m (Max) x 2.61m (Max) (8' 9" x 8' 7") Inset spotlights to ceiling, a range of matching wall and base units, granite worksurfaces, inset sink with mixer tap, integrated oven, four ring induction hob, extractor hood, integrated fridge, tiled walls, radiator, granite tiled flooring, uPVC door to:

Conservatory

5.49m (Max) x 5.44m (Max) (18' 0" x 17' 10") Double glazed skylight windows, double glazed windows throughout, tiled flooring, air-conditioning unit, uPVC double doors to rear opening to rear garden.



Bedroom One

4.71m (Max) x 3.74m (15' 5" x 12' 3") uPVC framed double glazed sliding door to side opening to conservatory, radiator, fitted wardrobes, fitted carpet.

Ensuite Shower Room

Inset spotlights to ceiling, low level flush WC, shower cubicle, granite surfaces, radiator, fitted carpet.

Bedroom Two

3.16m x 1.92m (10' 4" x 6' 4") Inset spotlights to ceiling, double glazed windows to side, radiator, fitted wardrobe, fitted carpet.



Ensuite Bathroom

2.57m x 1.46m (8' 5" x 4' 9") Obscure double glazed window to side, inset spotlights to ceiling, corner bath with shower attachment, low level flush WC, hand wash basin set on a granite surface, tiled walls, granite tiled flooring.

EXTERIOR

Rear Garden

Approximately 50' Part paved and part laid to artificial grass, access to front via metal gate, access to rear of garage.

Attached Garage

5.34m x 2.74m (17' 6" x 9' 0")

Front Exterior

Fully paved giving off street parking in front of attached garage.

