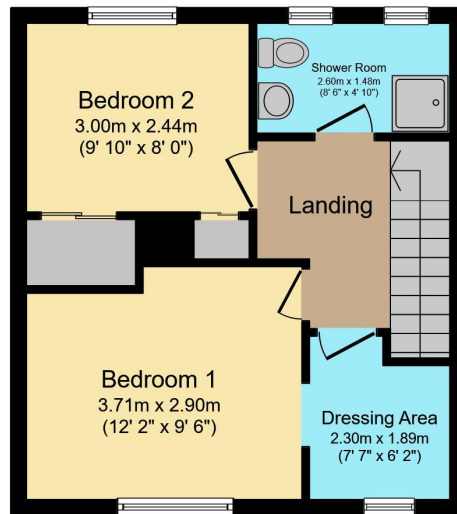


**Ground Floor**



**First Floor**



## Alwen Grove, South Ockendon

**Offers in Excess of £350,000**

- TWO / THREE BEDROOM TERRACE HOUSE
- 7' x 6' DRESSING ROOM, EASILY CONVERTED INTO BEDROOM
- HIGH SPECIFICATION & IMMACULATLY PRESENTED
- 16' KITCHEN / DINER WITH INTEGRATED APPLIANCES
- RE-FITTED CONTEMPORARY DESIGN SHOWER ROOM
- RE-LAID DRIVEWAY GIVING OFF STREET PARKING FOR FOUR CARS
- CUL DE SAC LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS

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Total floor area 74.0 sq. m. (797 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Small eye-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.0m x 3.77m (13' 1" x 12' 4") Double glazed windows to front, feature electric fireplace, radiator, fitted carpet.

### **Kitchen / Diner**

5.0m x 2.54m (16' 5" x 8' 4") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring induction hob, integrated washing machine, integrated dishwasher, space for freestanding fridge freezer, tiled splash back, radiator, tiled flooring, large under stairs storage cupboard, uPVC framed obscure double glazed single door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to mostly boarded loft, fitted carpet.

### **Bedroom One**

3.71m x 3.29m (12' 2" x 10' 10") Double glazed windows to front, radiator, fitted carpet.

### **Dressing Room**

2.31m x 1.9m (7' 7" x 6' 3") Double glazed window to front, laminate flooring, (existing door from landing).

### **Bedroom Two**

3.5m (Into fitted wardrobes) x 3.0m (11' 6" x 9' 10") Double glazed windows to front, radiator, fitted wardrobes with sliding mirrored doors, laminate flooring.

### **Shower Room**

2.6m x 1.5m (8' 6" x 4' 11") Obscure double glazed windows to rear, rainfall shower cubicle, low level flush WC, hand wash basin set on drawer units, chrome hand towel radiator, part tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 32' Immediate sand stone patio, remainder laid to lawn with raised decorative border, timber shed to rear, access to front through shared walkway via timber gate and secure metal gate.

### **Front Exterior**

Fully paved giving off street parking for up to four cars.