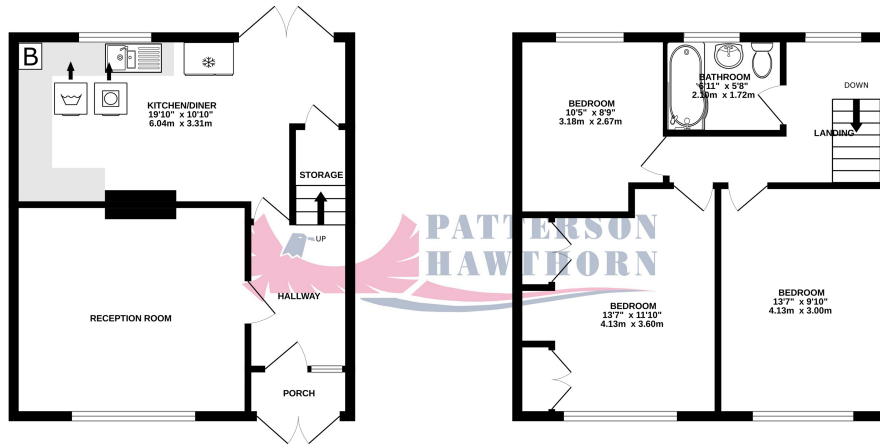


GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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 12/2024



Erriff Drive, South Ockendon

£385,000

- THREE LARGE BEDROOM TERRACED HOUSE
- 13' x 12' RECEPTION ROOM WITH ENGINEERED OAK FLOORING
- 19' x 9' RE-FITTED KITCHEN/DINER
- COMPLETE RE-WIRE & NEW HEATING/BOILER 2006
- ROOF REPLACED 2009
- OFF STREET PARKING FOR UP TO 3 CARS
- 55' x 22' REAR GARDEN
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)





GROUND FLOOR

Front Entrance

Via hardwood double door opening into porch, welcome matt flooring, second front entrance via hardwood door opening into:

Entrance Hall

Eye-level storage cupboard housing electricity meter and fuse box, radiator, engineered oak flooring, stairs to first floor.

Reception Room

4.09m x 3.79m (13' 5" x 12' 5") Double glazed windows to front, radiator, engineered oak flooring.

Kitchen

6.04m (max) x 3.0m (19' 10" x 9' 10") Two spotlight bars 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, space for large cooker, extractor hood, space and plumbing for washing machine and dishwasher, space and plumbing for American style fridge freezer, space for tumble dryer, boiler, tiled splash backs, tiled flooring, storage cupboard, hardwood double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to rear, radiator.

Bedroom One

3.63m x 3.6m (11' 11" x 11' 10") Double glazed windows to front, radiator, fitted wardrobes and drawer units with spotlights over.

Bedroom Two

4.2m x 3.0m (13' 9" x 9' 10") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.17m x 2.67m (10' 5" x 8' 9") Double glazed windows to rear, radiator, fitted carpet.

Bathroom

2.09m x 1.72m (6' 10" x 5' 8") Obscure double glazed windows to rear, P-shaped Jacuzzi bath, low-level flush WC, hand wash basin, shower, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 55' x 22' Immediate hard standing area and raised paved area to rear, remainder laid to lawn, timber shed to rear, access to front via timber gate.

Front Entrance

Hard standing driveway giving off street parking for up to three cars.