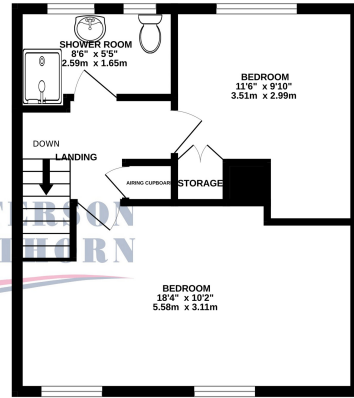
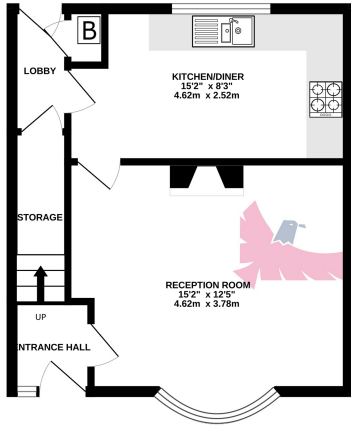


GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.


1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix 12/2024.



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

Erriff Drive, South Ockendon

£335,000

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 18' FIRST BEDROOM WITH POTENTIAL TO CONVERT INTO 2
- 15' KITCHEN/DINER
- NEW GAS FIREPLACE
- 45' REAR GARDEN WITH DIVIDING FENCING
- OFF STREET PARKING FOR TWO CARS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS

• APPROX. 1 MILE TO OCKENDON GPG STATION

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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Eye-level storage cupboard housing electricity meter and fuse box, obscure double glazed window to front, radiator, fitted carpet, stairs to first floor.

Reception Room

4.62m x 3.78m (15' 2" x 12' 5") Double glazed bay windows to front, feature exposed brick gas fireplace, radiator, fitted carpet.

Kitchen / Diner

4.61m x 2.52m (15' 1" x 8' 3") Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler style sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for appliance, space for freestanding fridge freezer, tiled splash backs, radiator, tiled flooring, hardwood stable door to side opening into:



Rear Lobby Area

Two built-in storage cupboards, one housing boiler, obscure double glazed single door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

5.64m x 3.26m (18' 6" x 10' 8") (Max) Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.51m (Max) x 2.99m (11' 6" x 9' 10") Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

Shower Room

2.59m x 1.64m (8' 6" x 5' 5") (Max) Obscure double glazed windows to rear, low-level flush WC, hand wash basin, shower cubicle, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 45' Immediate patio with dividing timber fence and gate, remainder laid to lawn with bush and plant borders, timber shed, access to front via two timber gates.

Front Exterior

Hard standing giving off street parking.

