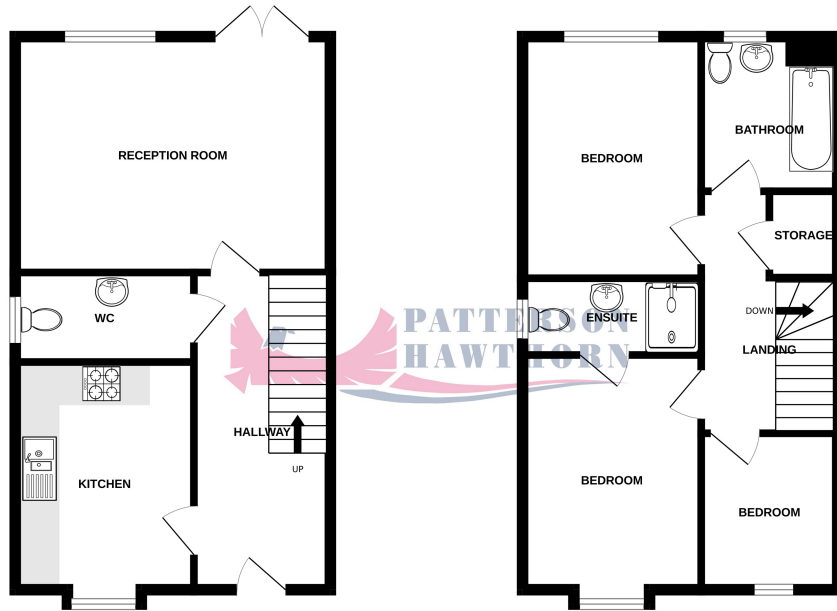


GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 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 v10/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Guide Price £390,000

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- NO ONWARD CHAIN
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- GROUND FLOOR WC
- FIRST FLOOR BATHROOM
- OFF STREET PARKING FOR TWO CARS
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via composite door, opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Kitchen

3.78m (into bay) x 2.78m (12' 5" x 9' 1"). Double glazed windows to front, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, laminate splash backs, radiator, luxury vinyl flooring.

Ground Floor WC

2.79m x 1.4m (9' 2" x 4' 7"). Opaque double glazed window to side, low-level flush WC, hand wash basin with tiled splash back, radiator, vinyl flooring,

Reception Room

4.92m x 3.68m (16' 2" x 12' 1"). Double glazed windows to rear, two radiators, fitted carpet, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, built-in storage cupboard, fitted carpet.

Bedroom One

3.92m (into bay) x 2.77m (12' 10" x 9' 1"). Double glazed windows to front, radiator, fitted carpet.

Ensuite Shower Room

2.76m x 1.19m (9' 1" x 3' 11") . Opaque double glazed window to side, low level flush WC, hand wash basin with tiled splash back, shower cubicle, radiator, vinyl flooring.

Bedroom Two

3.78m x 2.76m (12' 5" x 9' 1"). Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

2.44m x 2.06m (8' 0" x 6' 9"). Double glazed window to front, radiator, fitted carpet.

Bathroom

2.4m x 2.1m (7' 10" x 6' 11"). Opaque double glazed window to rear, panelled bath, low level flush WC, hand wash basin with tiled splash back, radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 44' x 28'. Immediate raised patio, paved pathway to side, raised timber flowerbed borders, remainder laid to artificial grass, access to front via timber gate.

Front Exterior

Hardstanding driveway to side giving off street parking for at least two cars.

