



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(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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Cherwell Grove, South Ockendon Guide Price £350,000

- THREE LARGE BEDROOMS TERRACED HOUSE
- NON-STANDARD (SCOTSWOOD) CONSTRUCTION, CALL US FOR MORE DETAILS
- FULL WIDTH REAR EXTENSION
- MAINTAINED & PRESENTED TO A HIGH STANDARD
- TWO RECEPTION ROOMS
- 17' RE-FITTED & EXTENDED KITCHEN/DINER
- RE-FITTED BATHROOM WITH MODERN RAINFALL SHOWER CUBICLE
- 35' WELL MAINTAINED REAR GARDEN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS





GROUND FLOOR

Front Entrance

Via uPVC framed door opening into porch; double glazed windows to front and both sides, fitted carpet, second front entrance via uPVC door opening into:

Hallway

Double glazed window to front, under-stairs storage cupboards, eye-level storage cupboard housing electricity meter and fuse box, radiator, fitted carpet, stairs to first floor.

Reception Room One

6.46m x 3.6m (21' 2" x 11' 10") > 3.0m (9' 10") Double glazed bay windows to front, feature electric fireplace, radiator, laminate flooring.

Reception Room Two

2.91m x 2.56m (9' 7" x 8' 5") Laminate flooring, uPVC framed sliding door to rear opening to rear garden.

Kitchen /Diner

5.4m x 3.14m (17' 9" x 10' 4") 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 gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for freestanding fridge freezer, laminate splash backs, part tiled walls, radiator, laminate flooring, uPVC door to rear opening to the garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, fitted carpet.

Bedroom One

3.95m x 2.98m (13' 0" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

4.2m x 3.27m (13' 9" x 10' 9") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

2.86m x 2.56m (9' 5" x 8' 5") Double glazed windows to front, radiator, fitted carpet.

Shower Room

2.62m x 1.78m (8' 7" x 5' 10") Opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, rainfall shower cubicle, radiator, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 35' Immediate patio, remainder laid to lawn, gravel slate flowerbed borders, timber shed to rear, access to front via timber gate through shared walkway.

Front Garden

Laid to lawn with hard standing path and decorative pebble border.

