


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(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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Park Lane, South Ockendon

£375,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- GROUND FLOOR SHOWER ROOM/WC
- FIRST FLOOR BATHROOM
- UTILITY ROOM
- CONSERVATORY
- 90' REAR GARDEN (APPROX)
- OFF STREET PARKING FOR 4 CARS





GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Entrance Hall

Radiator, laminate flooring, stairs to first floor.

Reception Room

4.57m (max) x 4.27m (into bay) (15' 0" x 14' 0"). Double glazed bay windows to front, radiator, feature Victorian style fireplace, laminate flooring, access to:

Ground Floor Shower Room/WC

2.52m x 2.05m (max) (8' 3" x 6' 9"). Obscure double glazed windows to side, low level flush WC, large hand wash basin set on base units, shower cubicle, chrome hand towel radiator, laminate flooring.

Kitchen

3.87m x 2.81m (12' 8" x 9' 3"). Double glazed windows to rear, a range of matching wall and base units, laminated worksurfaces, circular sink and drainer with mixer tap, space and plumbing for washing machine, space for double cooker, extractor hood, space for American style fridge freezer, tiled flooring, composite door to rear opening into conservatory, hardwood framed door to side opening into:

Utility Room

1.62m x 1.57m (5' 4" x 5' 2"). Obscure double glazed windows to side, laminate worksurface, circular sink, a pair of wall units, boiler, space and plumbing for washing machine, space for



tumble dryer, tiled flooring, uPVC framed double glazed sliding door to rear opening into:

Conservatory

3.39m x 3.35m (11' 1" x 11' 0"). Corrugated plastic roof/ceiling, double glazed windows throughout, tiled flooring, uPVC framed double glazed single door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed bay windows to side, fitted carpet.

Bedroom One

3.79m x 3.36m (12' 5" x 11' 0"). Double glazed windows to rear, radiator, laminate flooring, fitted wardrobes, shower cubicle, corner hand wash basin with tiled splashback.

Bedroom Two

3.67m > 3.31m x 2.71m x m (12' 0" > 10' 10" x 8' 11"). Double glazed windows to front, radiator, feature Victorian style fireplace, fitted carpet.

Bedroom Three

2.87m x 2.13m (9' 5" x 7' 0"). Double glazed windows to rear, radiator, laminate flooring.

Bathroom

1.82m x 1.66m (6' 0" x 5' 5"). Double glazed bay windows to front, low-level flush WC, hand wash basin with tiled splashback, panel bath with shower attachment, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 90'. Immediate hardstanding wraparound patio, remainder laid to lawn with paved pathway to side, one large and one small block built shed to rear, access to front & rear via timber gates.

Front Exterior

Hardstanding driveway giving off street parking for four cars.