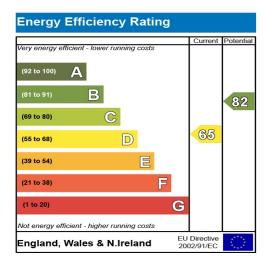


APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)

> TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, norms 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 ©2019



Environmental Impact (CO₂) Rating ntally friendly - lower CO, emissio (92 to 100) B (81 to 91) 79 (69 to 80) C D (55 to 68) 59 (39 to 54) F (1 to 20) G Not environmentally friendly - higher CO, emission

England, Wales & N.Ireland

EU Directive

2002/91/EC

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Foyle Drive, South Ockendon Guide Price £320,000

- THREE BEDROOMS
- END OF TERRACE HOUSE
- REFURBISHED THROUGHOUT
- LANDSCAPED GARDEN
- GARAGE
- OFF STREET PARKING
- VIEWING HIGHLY RECOMMENDED

• TIMBER FRAMED HOUSE (LIMITED MORTGAGE



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GROUND FLOOR

Front Entrance

Via aluminium security door with double locks into storm porch, inset spotlight to ceiling, radiator to side, tiled flooring, second door hardwood with fixed window panels into:

Lounge

6.02m x 4.03m (19' 9" x 13' 3") Coving to ceiling, uPVC framed double glazed tilt and turn windows with integrated blinds to front, radiator to front, under-stairs storage cupboard, log burner inset within brick-built fireplace with oak mantle piece, wood grain effect laminate flooring, stairs to first floor.

Kitchen / Diner

6.02m x 2.78m (19' 9" x 9' 1") Coving to ceiling, uPVC framed double glazed tilt and turn windows with integrated blinds and external electric security shutters, range of matching wall and base units, oak work surface, double butler sink with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, integrated freezer, integrated fridge, integrated dishwasher, integrated washing machine, tiled splash backs, wood grain effect tiled flooring, rear doors opening to garden are uPVC framed with fixed double glazed window panels, integrated shutter blinds and external electric security shutters

FIRST FLOOR

Landing

Coving to ceiling, uPVC framed double glazed fixed tilt and turn window with integrated blinds to side, built in storage cupboard, wood grain effect laminate flooring.

Bedroom One

4.15m x 3.13m (13' 7" x 10' 3") Coving to ceiling, uPVC framed double glazed tilt and turn windows with integrated blinds to front, radiator to front, wood grain effect laminate flooring.

