



Total area: approx. 79.3 sq. metres (853.8 sq. feet)

247 EPC has produced the floor plan for information and guidance only. We endeavour to provide reliable and accurate details. We make no warranty or representation as to the accuracy of the floor plan. The floor plan is for information only and should not be relied upon for any purpose. The floor plan is for information only and should not be relied upon for any purpose. The floor plan is for information only and should not be relied upon for any purpose.

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Ayron Road, South Ockendon

Offers In Excess Of £430,000

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGH SPECIFICATION & IMMACULATELY PRESENTED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- QUALITY LUXURY VINYL FLOORING TO GROUND FLOOR
- CLASSIC MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR WC
- RE-FITTED FIRST FLOOR BATHROOM
- FITTED WARDROBES TO ALL BEDROOMS



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (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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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

inset spotlights to ceiling, radiator, understairs storage cupboard, luxury vinyl flooring, stairs to first floor.

Reception Room

5.05m x 3.87m (16' 7" x 12' 8") > 3.42m (11' 3") Inset spotlights to ceiling, double glazed windows to rear, two radiators, large built-in storage cupboard, luxury vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.

Kitchen

2.86m x 2.79m (9' 5" x 9' 2") Inset spotlights to ceiling, double glazed windows to front, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, boiler, laminate splashback, luxury vinyl flooring.

Ground Floor WC

1.95m x 1.44m (6' 5" x 4' 9") Low level flush WC, hand wash basin with mosaic tiled splashback, radiator, luxury vinyl flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, built in storage cupboard, fitted carpet.

Bedroom One

3.62m x 2.76m (11' 11" x 9' 1") Inset spotlights to ceiling, double glazed windows to rear, fitted wardrobe with sliding mirror doors, floor to ceiling feature wall headboard panelling, radiator, fitted carpet,



Bedroom Two

4.27m x 2.2m (14' 0" x 7' 3") (into fitted wardrobe) > 2.28m (7' 6") Double glazed windows to front, inset spotlights to ceiling, fitted wardrobes, radiator, fitted carpet.

Bedroom Three (L-Shaped)

3.12m x 2.71m (10' 3" x 8' 11") (Into fitted wardrobes) (Max) Double glazed window to front, inset spotlights to ceiling, fitted wardrobes, fitted carpet.



Bathroom

2.16m x 1.8m (7' 1" x 5' 11") Obscure double glazed windows to rear, low-level flush WC, hand wash basin, tiled bath, chrome hand towel radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 34' Part sandstone paved and part laid to artificial grass with decorative stone border, detached timber summerhouse, small corner shed to rear, access to front via timber gate.

Front Exterior

Paved pathway and decorative gravel slate, metal rail fencing surround, paved driveway to side giving off street parking for up to three cars.

