


TOTAL FLOOR AREA: 1341 sq.ft. (124.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12/2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



## Blenheim Gardens, South Ockendon

£460,000

- THREE BEDROOM SEMI DETACHED HOUSE
- CONVERTED GARAGE ROOM USED AS BEDROOM (ACCESS FROM GARDEN)
- SINGLE REAR AND DORMER LOFT EXTENSIONS
- TWO RECEPTIONS & UTILITY ROOM
- RE-FITTED, EXTENDED KITCHEN WITH LANTERN SKYLIGHT WINDOW
- 17' LOFT BEDROOM WITH DRESSING ROOM
- LARGE UNDER-STAIRS SPACE WITH HUGE POTENTIAL TO CONVERT
- FIRST FLOOR OFFICE



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## GROUND FLOOR

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Large under-stairs space, under-stairs storage cupboard, radiator, bespoke wooden panelling, modern tile effect laminate flooring, stairs to first floor.

### **Reception Room One**

3.48m (Not including bay) x 3.27m (11' 5" x 10' 9") Double glazed bay windows to front, vertical gunmetal grey radiator, laminate flooring.

### **Reception Room Two (open plan from Reception Room One)**

3.53m x 2.72m (11' 7" x 8' 11") Downlights, vertical gunmetal grey radiator, laminate flooring.

### **Utility Room**

2.29m x 1.53m (7' 6" x 5' 0") Double glazed windows to side, space and plumbing for washing machine and tumble dryer, laminate flooring.

### **Kitchen**

3.89m x 3.29m (12' 9" x 10' 10") Inset spotlights to ceiling, lantern skylight window to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, five ring induction hob, extractor hood, integrated double oven, space and plumbing for American style fridge freezer, integrated dishwasher, tiled splash backs, vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.



## FIRST FLOOR

### **Landing**

Obscure double glazed windows to side, fitted carpet.

### **Bedroom Two**

4.54m (Into bay) x 3.27m (14' 11" x 10' 9") Double glazed bay windows to front, radiator, fitted wardrobes and drawer units, laminate flooring.

### **Bedroom Three**

3.55m x 3.21m (11' 8" x 10' 6") Double glazed windows to rear, built in storage cupboard housing boiler, radiator, laminate flooring.

### **Office**

2.48m x 1.79m (8' 2" x 5' 10") Double glazed windows to front, radiator, laminate flooring, stairs to second floor.

### **Bathroom**

2.49m x 1.84m (8' 2" x 6' 0") Obscure double glazed windows to rear and side, p-shaped panelled bath, shower, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

## SECOND FLOOR

### **Bedroom One**

5.37m x 4.67m (Into fitted wardrobes) (17' 7" x 15' 4") Inset spotlights to ceiling, two skylight windows to front ceiling, double glazed windows to rear, fitted wardrobes, laminate flooring, built-in desk and drawer unit, radiator, storage in eaves to front.

### **Dressing Room**

1.69m x 1.39m (5' 7" x 4' 7") Double glazed windows to rear, inset spotlights to ceiling, laminate flooring.

### **Attached Converted Garage / Bedroom Four**

4.88m x 1.96m (16' 0" x 6' 5") Inset spotlights to ceiling, double glazed windows to front, electric heater, laminate flooring.

## EXTERIOR

### **Rear Garden**

Approximately 60' (Max) Paved area to side, remainder laid to lawn with patio to rear, timber shed.

### **Front Exterior**

Fully paved giving off street parking.