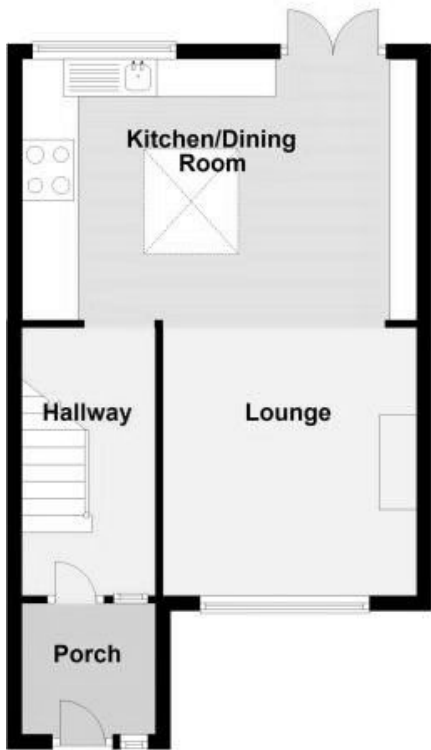
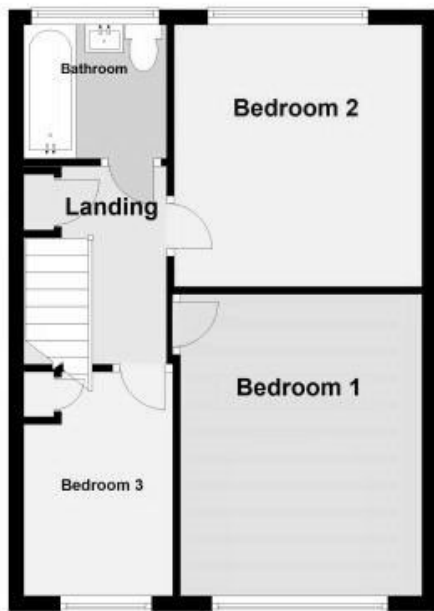


Ground Floor



First Floor



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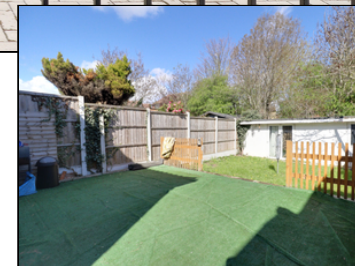


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hanford Road, South Ockendon Guide Price £385,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- PLANNING PERMITTED FOR REAR & LOFT EXTENSIONS & REPLACEMENT OF OUTBUILDING
- ADDITIONAL PLOT OF LAND TO REAR
- LANDSCAPED FRONT GARDEN
- SOUGHT AFTER CUL-DE-SAC
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via composite door, opening into:

Porch

Obscure double glazed window to front, laminate flooring,

Hallway

Laminate flooring, radiator, stairs to first floor.

Kitchen/Diner

11'4 x 17'2 (3.46m x 5.23m)

Fitted with a matching range of base and eye level units with worktop quartz space over, integrated dishwasher and washing machine, space for fridge/freezer, fitted induction fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, radiator, part tiled & part laminate flooring, double glazed french double doors to rear, opening to rear garden.

Lounge

11'8 x 11'1 (3.55m x 3.37m)

Double glazed window to front, chimney breast, radiator, laminate flooring.



FIRST FLOOR

Landing

Storage cupboard, fitted carpet, access to part boarded loft.

Bedroom One

13'1 x 10'6 (4.00m x 3.21m)

Double glazed window to front, radiator, laminate flooring.

Bedroom Two

11'5 x 10'10 (3.47m x 3.29m)

Double glazed window to rear, radiator, laminate flooring.

Bedroom Three

9'9 x 6'6 (2.97m x 1.97m)

Double glazed window to front, Storage cupboard, radiator, laminate flooring.



Bathroom

Fitted with bath with shower over, hand wash basin, low-level flush WC, quartz tiled splashbacks, obscure double glazed window to rear, tiled flooring.



EXTERIOR

Rear Garden

Secluded rear garden, part laid to lawn with steps up to paved area, brick-built outhouse with power and lighting, additional owned plot of land to rear of outbuilding.

Front Exterior

Pully Paved front garden.

