


TOTAL FLOOR AREA: 1818 sq. ft. (168.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Humber Avenue, South Ockendon

Guide Price £650,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- HIGH SPECIFICATION THROUGHOUT
- ONE OF OCKENDON'S MOST SOUGHT AFTER ROADS
- CONVERTED GARAGE
- THREE RECEPTION ROOMS
- UTILITY ROOM & GROUND FLOOR WC
- WALK-IN WARDROBE & SHOWER ROOM TO BEDROOM ONE
- JULIET BALCONY TO BEDROOM TWO



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Two built-in storage cupboards, radiator, tiled flooring, stairs to first floor.

Reception Room One

4.86m x 3.7m (15' 11" x 12' 2") (Not including bay) Double glazed bay windows to rear, two radiators. feature fireplace with log burner, built-in storage cupboards either side of fireplace with shelving, original parquet flooring.

Kitchen

4.44m x 3.57m (14' 7" x 11' 9") (Max) Inset spotlights to ceiling, double glazed windows to front, a range of matching wall and base units, hardwood work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, double oven, integrated microwave, fridge, integrated freezer, integrated dishwasher, four ring gas hob, extractor hood, tiled splash back, kitchen island with breakfast bar area, hardwood work surfaces and a range of base units under, downlights over tiled flooring.

Reception Room Two

3.7m x 3.63m (12' 2" x 11' 11") Radiator, original parquet flooring, bi-folding doors to rear opening to rear garden.

Reception Room Three

3.98m x 2.49m (13' 1" x 8' 2") Inset spotlights to ceiling, fitted carpet, bi-folding doors to rear opening to rear garden.

Utility Room

2.57m x 1.85m (8' 5" x 6' 1") (Max) Double glazed windows to front, a range of matching wall and base units, work surfaces, space and plumbing for washing machine, space for tumble dryer, space for fridge, space for freezer under work surfaces, tiled splash back, vinyl flooring.



Ground Floor

Double glazed window to front, low-level flush WC, hand wash basin with copper mixer tap, tiled splash back, eye-level wall unit, bespoke handmade decorative resin flooring,

FIRST FLOOR

Landing

Via split level stairs, double glazed windows to front, double loft hatch to ceiling with integral pull-down ladder leading to boarded loft with power and lighting, two skylight windows to rear ceiling, fitted carpet.

Bedroom One

4.0m x 3.7m (13' 1" x 12' 2") Double glazed windows to rear, radiator, feature panelled walls, fitted carpet.

Walk-in Wardrobe

2.2m x 1.33m (7' 3" x 4' 4") Inset spotlights to ceiling, fitted wardrobes, tiled flooring, folding timber door opening into shower room.

Bedroom Two

5.88m x 2.54m (19' 3" x 8' 4") Double glazed window to front, built in storage cupboard, radiator, fitted carpet, uPVC framed double doors to rear opening to Juliet balcony.

Bedroom Three

3.75m x 3.63m (12' 4" x 11' 11") (Into built-in storage cupboard) Double glazed windows to rear, built-in storage cupboard, radiator, fitted carpet.

Bedroom Four

3.58m x 2.28m (11' 9" x 7' 6") Double glazed window to front, radiator, feature wall with panelling, built-in storage cupboard, fitted carpet.

Bathroom

2.58m x 1.97m (8' 6" x 6' 6") Inset spotlights to ceiling, obscure double glazed window to front, freestanding modern roll-top bath, low-level flush WC, hand wash basin, rainfall shower cubicle, cylindrical chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 155' Immediate patio from reception room two, remainder mostly laid to lawn, second patio area, timber Pergola with corrugated metal roof.

Attached Carport

7.61m x 2.98m (25' 0" x 9' 9") Power and lighting, electric roller door to front, garage door to rear.

Front Exterior

Laid to lawn front garden, paved driveway giving off street parking for two cars (at least).

