



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 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 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	68	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C		
(55 to 68) D	62	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Annalee Gardens, South Ockendon £340,000

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- INTEGRAL GARAGE
- POTENTIAL TO EXTEND STPP
- RE-FITTED KITCHEN
- GROUND FLOOR WC
- CLOSE TO LOCAL SHOPS / AMENITIES
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, opaque double glazed windows to front and side, tiled flooring, second door uPVC framed opening to:

Hallway

Double glazed window to side, under-stairs storage space, wood grain effect laminate flooring, radiator, stairs to first floor.

Lounge

4.43m x 3.79m (14' 6" x 12' 5") Double glazed windows to front, radiator, wood grain effect laminate flooring.

Kitchen / Diner

5.38m x 2.97m (17' 8" x 9' 9") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated oven, four ringed gas hob, extractor hood, space for tumble dryer, space for American style fridge freezer, vertical black radiator, wood grain effect laminate flooring, uPVC framed double doors opening to rear garden.

Rear Lobby Area

Radiator, uPVC door opening into garage.



Ground Floor WC

Double glazed window to side, low level flush WC.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, built in storage cupboard housing water tank, radiator, fitted carpet.

Bedroom One

3.82m x 3.53m (12' 6" x 11' 7") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two (L Shaped)

3.82m x 2.76m (12' 6" x 9' 1") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

4.02m x 2.5m (13' 2" x 8' 2") Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Bathroom

Opaque double windows to rear, low level flush WC, hand wash basin inset within base units, panelled bath with shower attachment, separate wall mounted shower, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 48ft x 36ft – Immediate decking area, remainder laid to lawn, integral garage to side.

Integral Garage

With metal up and over door.

Front Exterior

Hard standing drive in front of garage, remainder paved giving off street parking.