


TOTAL FLOOR AREA: 1095 sq. ft. (101.7 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

## Fullarton Crescent, South Ockendon

### Guide Price £365,000

- THREE DOUBLE BEDROOMS TERRACED HOUSE
- ADDITIONAL POTENTIAL FOURTH BEDROOM/OFFICE
- LOFT EXTENSION GIVING THREE FLOORS
- GARDEN LOG CABIN WITH TWO ROOMS & KITCHENETTE
- POTENTIAL OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13 & M25
- NO ONWARD CHAIN



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

Opaque double glazed windows to front, radiator, laminate flooring, stairs to first floor.

### **Reception Room**

3.94m x 3.79m (12' 11" x 12' 5") Double glazed windows to front, radiator, laminate flooring.

### **Kitchen / Diner**

4.98m x 2.52m (16' 4" x 8' 3") Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher, Integrated oven, integrated microwave, space for American style fridge freezer, laminate splash backs, under-stairs storage space, vinyl flooring, uPVC framed door to rear opening to rear garden.

### **Landing**

Airing cupboard, fitted carpet, stairs to second floor.

### **Bedroom One**

3.74m x 3.32m (12' 3" x 10' 11") Double glazed windows to front, radiator, fitted carpet.



### **Bedroom Two**

3.5m x 3.11m (11' 6" > 10' 2") x 2.95m (9' 8") Double glazed windows to rear, radiator, fitted carpet.

### **Potential Bedroom / Office (Currently Used as Bedroom)**

2.16m x 1.46m (7' 1" x 4' 9") Double glazed windows to front, radiator, fitted carpet.

### **Shower Room**

2.5m x 1.4m (8' 2" x 4' 7") Inset spotlights to ceiling, opaque double glazed windows to rear, floating WC, hand wash basin inset within base units, shower cubicle, hand towel radiator, tiled walls, tiled flooring.

## **SECOND FLOOR**

### **Bedroom Three**

4.6m x 3.56m > 2.15m (15' 1" > 11' 8" > 7' 1") x 3.57 (11' 9") . Double glazed windows to rear, skylight window to front ceiling, storage in eaves, radiator, fitted carpet.

### **Ensuite Shower Room**

1.6m x 1.29m (5' 3" x 4' 3") (into shower) Opaque double glazed windows to rear, low-level flush WC, hand wash basin, shower cubicle, part tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 65' Raised decking area, remainder laid to lawn.

### **Detached Log Cabin / Reception / Sleeping Area**

2.77m x 2.68m (9' 1" x 8' 10") Double glazed window to side, hardwood door to side, vinyl flooring.

### **Office / Kitchenette Area**

2.8m x 2.66m (9' 2" x 8' 9") Two double glazed windows to side, work surface with inset sink and mixer tap, vinyl flooring, hardwood double doors to front.

### **Front Exterior**

Potentail Off Street Parking

