



Approx. total
floor area
874 SQ.FT.
81.27 SQ.M.



Ground Floor
Approx. floor area
440 SQ.FT.
40.89 SQ.M.

First Floor
Approx. floor area
434 SQ.FT.
40.38 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Courts Way, South Ockendon £390,000

- THREE BEDROOM SEMI DETACHED HOUSE
- PRESENTED TO AN EXCEPTION STANDARD
- AIR CONDITIONING
- QUALITY PORCELAIN TILED FLOORING
- MODERN INTEGRAL SHUTTER BLINDS THROUGHOUT
- RE-FITTED GROUND FLOOR WC & FIRST FLOOR SHOWER ROOM
- BAY FRONTED KITCHEN WITH INTEGRATED APPLIANCES & GRANITE WORK TOPS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Inset lights to ceiling, radiator, under-stairs storage cupboard, stairs to first floor.

Ground Floor WC

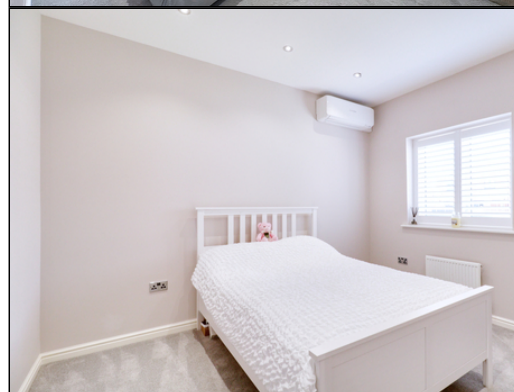
Inset spotlights to ceiling, radiator, heated hand towel rail, low level flush WC, hand wash basin inset within vanity unit, tiled walls, tiled flooring.

Reception Room

5.11m x 3.86m (16' 9" x 12' 8") Inset spotlights to ceiling, feature media wall, electric heater, storage cupboard, tiled flooring, double glazed window to rear, French doors to rear leading to rear garden.

Kitchen

2.88m x 2.80m (9' 5" x 9' 2") Inset spotlights to ceiling, double glazed bay window to front, a range of matching wall and base units, granite work surfaces, inset sink and drainer, electric oven, electric hob with extractor hood, integrated washing machine, integrated dishwasher, space and plumbing for fridge freezer.



FIRST FLOOR

Landing

Inset lights to ceiling, loft hatch to ceiling, storage cupboard, fitted carpet.

Bedroom One

14' 3" x 7' 4" (4.34m x 2.24m). Inset spotlights to ceiling, double glazed window to front, air conditioning unit, radiator, fitted carpet.

Bedroom Two

3.62m x 2.8m (11' 11" x 9' 2"). Inset spotlights to ceiling, double glazed window to rear, air conditioning unit, radiator, fitted carpet.

Bedroom Three

10' 3" x 8' 9" max (3.12m x 2.67m). Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet

Bathroom

2.12m x 1.84m (6' 11" x 6' 0") Inset lights to ceiling,, double glazed window to rear, walk-in shower, hand wash basin, low level flush WC inset within a vanity unit, tiled walls, tiled flooring.

EXTERIOR

Rear Garden (Unmeasured)

Immediate patio area, remainder laid to lawn,, shed to remain, access to front via wooden gate.

Front Garden

Allocated parking to front, side access to rear garden via gate.