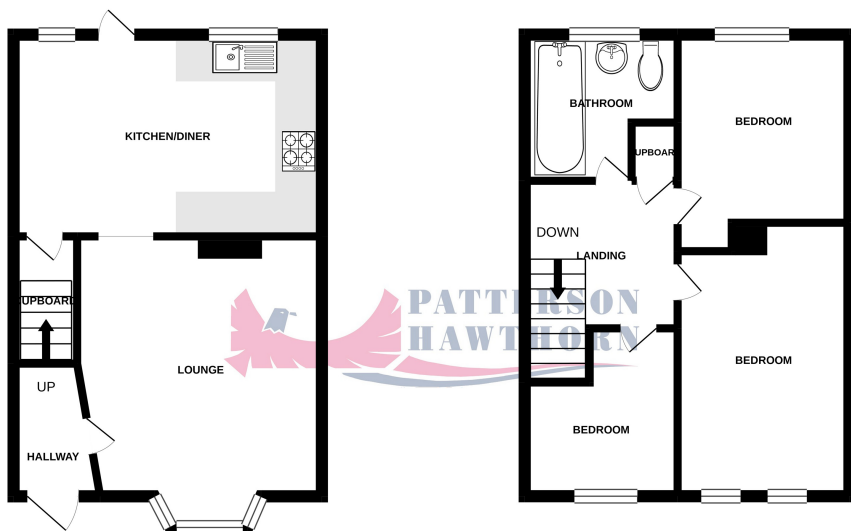


GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	63	
(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		90
(69 to 80) C		
(55 to 68) D	61	
(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	

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Anton Road, South Ockendon £290,000

- THREE BEDROOMS
- MID TERRACE HOUSE
- DETACHED LOG CABIN / SUMMERHOUSE
- RE-FITTED KITCHEN & BATHROOM
- APPROXIMATELY 60FT REAR GARDEN
- WITHIN A MILE OF STATION
- POTENTIAL OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Radiator, wood grain effect laminate flooring, stairs to first floor.

Lounge

4.13m x 3.64m (13' 7" x 11' 11") Double glazed bay window to front, radiator, wood grain effect laminate flooring.

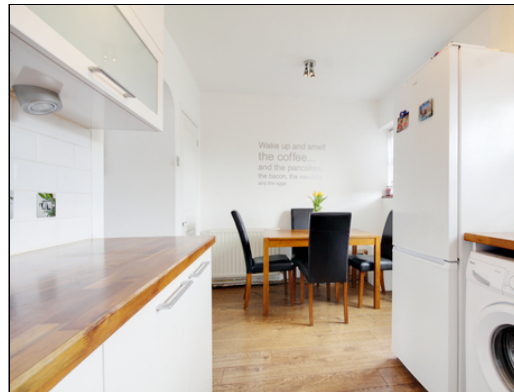
Kitchen

4.67m x 2.39m (15' 4" x 7' 10") Double glazed windows to rear, range of matching wall and base units, oak work surfaces, inset sink and oak drainer with chrome mixer tap, integrated double oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, under-stairs storage cupboard, radiator, tiled splash backs, wood grain effect laminate flooring, uPVC door to rear leading to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, built in storage cupboard housing water tank, fitted carpet.



Bedroom One

4.0m x 2.98m (13' 1" x 9' 9") Double glazed windows to front, radiator, fitted wardrobes and eye-level units, fitted carpet.

Bedroom Two

3.0m x 2.26m (9' 10" x 7' 5") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.08m x 2.32m (10' 1" x 7' 7") x 2.25m (7' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Comprising double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 60ft – Immediate patio area, remainder laid to lawn, access to front via timber gate through shared walkway, detached log cabin/summerhouse to rear.

Detached Log Cabin / Summerhouse

4.12m x 4.09m (13' 6" x 13' 5") Power and lighting, double glazed windows, bar area, fitted carpet throughout.

Front Exterior

Part paved, part hard standing for potential off street parking.