




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		<b>84</b>
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>	<b>64</b>	
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

## Erriff Drive, South Ockendon

**£335,000**

- TWO BEDROOMS TERRACED HOUSE
- 14' RECEPTION ROOM & CONSERVATORY
- RE-FITTED KITCHEN & BATHROOM
- MULTI-VEHICLE OFF STREET PARKING
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE
- BOOK UP A VIEWING NOW WITH SOUTH OCKENDON'S NO.1 AGENT!



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## GROUND FLOOR

### Kitchen

5.1m x 2.65m (16' 9" x 8' 8").

### Lounge (Reception)

4.50m x 3.92m (14' 9" x 12' 10").

### Conservatory

4.4m x 3.5m (14' 5" x 11' 6").

## FIRST FLOOR

### Bedroom One

5.66m x 3.43m (18' 7" x 11' 3").

### Bedroom Two

3.76m x 3.25m (12' 4" x 10' 8").



### Bathroom

## EXTERIOR

### Rear Garden

11m x 8m (36' 1" x 26' 3").

### Front Exterior

Off street parking.

