





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		94
(81 to 91) <b>B</b>	85	
(69 to 80) <b>C</b>		
(55 to 68) <b>D</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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		95
(81 to 91) <b>B</b>	87	
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

**Arisdale Avenue, South Ockendon**  
**Offers in Excess of £379,950**

- FOUR BEDROOMS
- END OF TERRACE HOUSE
- THREE BATHROOMS
- ENSUITE & DRESSING ROOM TO MASTER
- GATED OFF STREET PARKING
- GOOD CONDITION THROUGHOUT
- NO CHAIN
- APPROX 0.8 MILES TO STATION



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## GROUND FLOOR

### **Front Entrance**

Via composite door into:

### **Hallway**

Large under-stairs storage cupboard, radiator to side, hardwood flooring, stairs to first floor.

### **Ground Floor Bathroom**

3.04m > 2.19m (10' 0" > 7' 2") x 1.74m (5' 9") Low level flush WC, hand wash basin with chrome mixer tap, shower cubicle, radiator to side, tile effect vinyl flooring.

### **Lounge**

5.18m x 4.32m (17' 0" x 14' 2") Double glazed windows to side and rear, two radiators, hardwood flooring, French doors to rear opening to garden.

### **Kitchen**

4.18m x 3.97m (13' 9" x 13' 0") Double glazed windows to front, range of matching wall and base units, laminate work surface, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed gas hob, extractor hood, space and plumbing for washing machine, space for free standing fridge freezer, laminate splash backs, vinyl flooring, double glazed windows to front and side.

## FIRST FLOOR

### **Landing**

Built in storage cupboard housing water tank and heating unit, fitted carpet, stairs to second floor.



### **Bedroom One**

4.36m x 2.91m (14' 4" x 9' 7") Double glazed windows to front and side, radiator, fitted carpet.

### **Bedroom Two**

2.91m x 2.71m (9' 7" x 8' 11") Double glazed windows to front and side, radiator, hardwood flooring.

### **Bedroom Three**

3.81m x 2.19m (12' 6" x 7' 2") 3.81m x 2.19m Double glazed windows to rear, radiator, fitted carpet.



### **Bathroom**

Panelled bath, low level flush WC, hand wash basin, radiator to side, tiled splash backs, tile effect vinyl flooring.

## SECOND FLOOR

### **Landing**

Fitted carpet.

### **Master Bedroom**

5.23m > 3.8m (17' 2" > 12' 6") x 4.1m (13' 5") Loft hatch to ceiling, double glazed windows to front and side, radiator.

### **Dressing Room**

2.64m x 2.58m (8' 8" x 8' 6") into fitted wardrobe, skylight window to ceiling, fitted wardrobe with sliding mirror doors.

### **Walk In Wardrobe**

5.19m x 2.52m (17' 0" x 8' 3") x 2.29m (7' 6") Currently as storage.



## EXTERIOR

### **Rear Garden**

Approximately 28ft x 24ft - Part paved part laid to lawn, timber shed, wrought iron sliding gate.

### **Front Exterior**

Fully paved with brick-built bin shed.

