


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		81
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Garth Road, South Ockendon

£575,000

- GREATLY EXTENDED FOUR/FIVE BEDROOM SEMI DETACHED HOUSE
- REFURBISHED THROUGHOUT
- BOASTING OVER 1,700 SQ FEET OF LIVING SPACE OVER THREE FLOORS
- 27' x 16' RECEPTION ROOM WITH LOG BURNER
- GROUND FLOOR WC
- FIRST FLOOR 4 PIECE BATHROOM
- TWO ENSUITES
- GROUND FLOOR OFFICE/STUDY
- RE-FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Under stairs storage cupboard housing gas meter, radiator, laminate flooring, stairs to first floor.

Reception Room

8.39m x 5.08m (Into shelving recess) (27' 6" x 16' 8") Double glazed windows to front and rear, feature fireplace with log burner, feature wall recesses with built-in shelving and base units, radiator, fitted carpet.

Office / Study

3.01m x 1.88m (9' 11" x 6' 2") Double glazed windows to front, radiator, fitted carpet.

Ground Floor WC

1.89m x 1.01m (6' 2" x 3' 4") Obscure double glazed windows to side, low level flush WC, hand wash basin set on a base unit with tiled splash back, radiator, tile effect vinyl flooring.

Kitchen / Diner

4.32m x 4.01m (14' 2" x 13' 2") Inset spotlights to ceiling, double gazed windows to rear and side, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with mixer tap, integrated double oven, integrated fridge, dishwasher, integrated freezer, tiled splash backs, radiator, laminate flooring, uPVC door to side opening to side with access to front and rear garden.

FIRST FLOOR

Landing

Fitted carpet, stairs to second floor.



Bedroom One

5.15m (Into fitted wardrobes) x 3.25m (16' 11" x 10' 8") Double glazed windows to front, radiator, fitted wardrobes, fitted vanity unit over a range of base and drawer units, fitted carpet.

Bedroom Two

2.94m x 2.43m (9' 8" x 8' 0") Double glazed windows to rear, radiator, fitted carpet, door leading into:

Dressing Room / Potential Bedroom

3.35m x 2.08m (11' 0" x 6' 10") Double glazed windows to rear, storage cupboard, fitted wardrobes and over-bed units, fitted carpet.

Bedroom Three

4.02m > 2.9m (13' 2" > 9' 6") x 3.39m (11' 1") Double glazed windows to front, radiator, fitted carpet.

Ensuite WC

1.97m x 0.93m (6' 6" x 3' 1") Obscure double glazed windows to side, low level flush WC, hand wash base set on basin set on unit, radiator, mosaic tile vinyl flooring.

Bathroom

4.01m (Max) x 2.46m (13' 2" x 8' 1") Inset spotlights to ceiling, obscure double glazed windows to rear, bath with timber panelling and attached shower, low level flush WC, hand wash basin set on base unit, built in storage cupboard housing boiler, shower cubicle, radiator, vinyl flooring.



SECOND FLOOR

Landing / Potential Dressing Area

Fitted carpet, storage in eaves, stairs to first floor.

Bedroom Four

4.58m x 3.5m (15' 0" x 11' 6") Two skylight windows to rear ceiling, radiator, fitted carpet.



Ensuite Shower Room / WC

3.49m x 1.62m (11' 5" x 5' 4") Low level flush WC, hand wash basin, shower cubicle, storage in eaves, laminate flooring.

EXTERIOR

Side Garden (From Kitchen)

6.5m x 2.39m (21' 4" x 7' 10") Raised brick flowerbed border, timber gate to front, metal gate to rear opening into:

Rear Garden (Unmeasured)

Immediate patio, remainder laid to lawn, large block-built sheds.

Front Exterior

Part hard standing, part paved and partly laid to decorative pebbles.

