



TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C		
(55 to 68) D	61	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		82
(69 to 80) C		
(55 to 68) D	55	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Wilsman Road, South Ockendon £350,000

- THREE BEDROOMS
- SEMI DETACHED BUNGALOW
- GARAGE
- GOOD CONDITION
- POTENTIAL TO EXTEND STPP
- SOUGHT AFTER ROAD
- OFF STREET PARKING





GROUND FLOOR

General

Via uPVC door into:

Hallway

Loft hatch to ceiling, radiator to side, fitted carpet.

Bedroom One

11' x 10' 11" (3.35m x 3.34m) Coving to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

10' 11" x 10' 11" (3.34m x 3.32m) Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

10' 11" x 10' 11" (3.33m x 3.32m) Double glazed bay windows to front, radiator, fitted carpet.

Lounge

14' 4" x 10' 11" (4.37m x 3.34m) Coving to ceiling, sliding French doors to rear, radiator, fitted carpet.



Kitchen

10' 1" x 8' 2" (3.07m x 2.50m) Loft hatch to ceiling, double glazed windows to side, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, four ringed electric hob, space for free standing fridge freezer, integrated double oven, radiator to side, tiled splash backs, tiled flooring.

Rear Lobby Area

Double glazed window to side, door leading to rear garden.



Utility Room

5' 9" x 2' 7" (1.76m x 0.80m) Laminate surface, space and plumbing for washing machine, radiator to side, tiled walls, tiled flooring.

Bathroom

8' 9" x 6' 7" (2.67m x 2.00m) Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, radiator to side, tiled walls, tiled flooring.



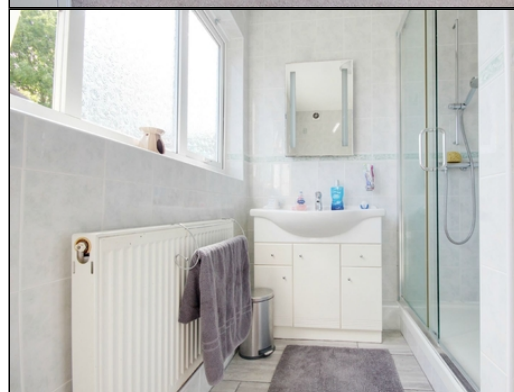
EXTERIOR

Rear Garden

Approximately 44ft x 35ft - Immediate patio area, timber shed, remainder laid to lawn, garage to side.

Garage

22' 11" x 8' 4" (6.98m x 2.54m) Power and lighting, up and over door to front.



Storage Shed

Power and lighting.

Front Exterior

Mostly gravelled with hard standing driveway in front of garage for off street parking.