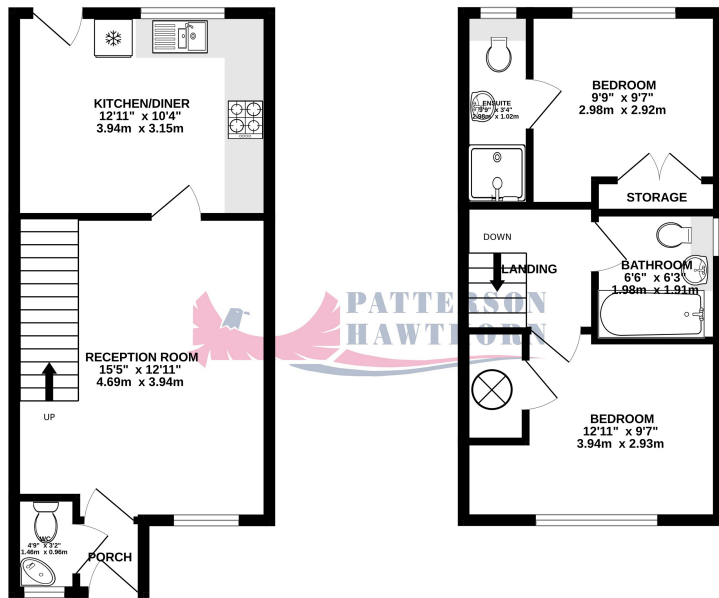


GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA - 688 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHome 2022.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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## Pembroke Drive, South Ockendon

£350,000

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- GROUND FLOOR WC
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- FIRST FLOOR FAMILY BATHROOM
- MODERN INTEGRAL SHUTTER BLINDS TO BOTH BEDROOMS
- 30' LANDSCAPED REAR GARDEN
- 17' x 8' GARAGE & SECURITY GATED OFF STREET PARKING TO REAR
- CLOSE TO AVELEY TOWN CENTRE
- ONLY 10 MIN DRIVE TO LAKESIDE SHOPPING (APPROX)



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## GROUND FLOOR

### **Front Entrance**

Via hardwood door opening into:

### **Entrance Hall**

Radiator, laminate flooring, access to ground floor WC and reception room.

### **Ground Floor WC**

1.46m x 0.86m (4' 9" x 2' 10") Obscure double glazed windows to front, low level flush WC, corner hand wash basin, part tiled walls, radiator, laminate flooring.

### **Reception Room**

4.69m x 3.94m (15' 5" x 12' 11") Double glazed windows to front, two radiators, laminate flooring, stairs to first floor.

### **Kitchen / Diner**

3.94m x 3.15m (12' 11" x 10' 4") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, tiled splash backs, radiator, laminate flooring, hardwood door to rear opening to rear garden.

## FIRST FLOOR

### **Landing**

Loft hatch to ceiling, radiator, fitted carpet.

### **Bedroom One**

2.92m x 2.59m (9' 7" x 8' 6") Double glazed windows with integral shutter blinds to rear, radiator laminate flooring, large built-in storage cupboard

### **Ensuite Shower Room**

2.98m x 0.93m (9' 9" x 3' 1") Obscure double glazed windows to rear, low-level flush WC under laminate surface, hand wash basin, shower cubicle, radiator, part tiled walls, laminate flooring.

### **Bedroom Two**

3.94m > 2.97m (12' 11" > 9' 9") x 2.62m (8' 7") Double glazed windows with integral shutter blinds to front, built-in storage cupboard housing water tank, radiator, laminate flooring.

### **Bathroom**

1.91m x 1.8m (6' 3" x 5' 11") Obscure double glazed windows to side, inset spotlights to ceiling, panelled bath with shower attachment, low level flush WC & hand wash basin set on laminate surface, part tiled walls, vinyl flooring.

## EXTERIOR

### **Rear Gardem**

Approximately 30' Immediate patio, remainder laid to artificial grass.

### **Garage**

5.35m x 2.63m (17' 7" x 8' 8") Power and lighting, metal up and over door to front, hardwood door to rear, off street parking in front of garage. Garage accessed through security gates.

### **Front Exterior**

Small front garden laid to decorative pebbles.

