


Birch Crescent, South Ockendon

Offers in Excess of £425,000

- STUNNING TWO BEDROOM SEMI DETACHED HOUSE
- VERY HIGH SPECIFICATION THROUGHOUT
- EXTENDED KITCHEN/RECEPTION
- LANTERN SKYLIGHT WINDOW
- OAK WORKTOPS
- INTEGRATED APPLIANCES
- HARDWOOD FLOORING
- DRESSING ROOM & ENSUITE TO BEDROOM ONE
- ADDITIONAL FAMILY BATHROOM



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

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GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, hardwood flooring, stairs to first floor.

Reception Room One

4.39m x 3.28m (14' 5" x 10' 9"). Double glazed windows with shutter blinds to front, radiator, feature fireplace, under stairs storage cupboard, fitted carpet.

Extended Kitchen/Reception

5.94m x 4.29m (max) (19' 6" x 14' 1"). Lantern skylight window to ceiling, inset spotlights to ceiling throughout, double glazed windows with interior blinds to rear, two vertical radiators, a range of matching wall and base units, oak work surfaces, butler style sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, tiled splashbacks, hardwood flooring, uPVC framed double glazed doors with integrated blinds to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, inset spotlights to ceiling, double glazed windows to side, built-in over stairs storage cupboard, fitted carpet.



Bedroom One

4.3m x 3.46m (Into fitted wardrobe) (14' 1" x 11' 4"). Double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, fitted carpet.

Dressing Room

2.54m x 2.86m (Into fitted wardrobes) (8' 4" x 9' 5"). Inset spotlights to ceiling, double glazed windows to side, radiator, fitted carpet.

Ensuite Shower Room

2.53m x 1.9m (8' 4" x 6' 3"). Inset spotlights to ceiling, obscure double glazed windows to front, low-level flush WC, hand wash basin set on a tiled surface over a range of base and drawer units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

3.88m x 2.25m (12' 9" x 7' 5"). Double glazed windows with integral shutter blinds to front, radiator, fitted carpet.

Bathroom

1.93m x 1.9m (Max) (6' 4" x 6' 3"). Obscure double glazed windows to front, inset spotlights to ceiling, P-shaped panelled bath with shower attachment, low-level flush WC, hand wash basin set on a tiled surface, tiled walls, radiator, tiled flooring.

EXTERIOR

Rear Garden

Approximately 45' (Max). Immediate sandstone patio, remainder laid to lawn with flowerbed borders, plastic shed.

Attached Garage

5.2m x 2.53m (17' 1" x 8' 4"). Power and lighting, boiler, small laminate work surface, a range of wall and base units, boiler, metal electric roller door to front, uPVC door to rear.

Front Exterior

Small paved front garden. bush borders, hardstanding driveway in front of garage giving off street parking.