


Total floor area 67.7 sq.m. (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Energy Efficiency Rating

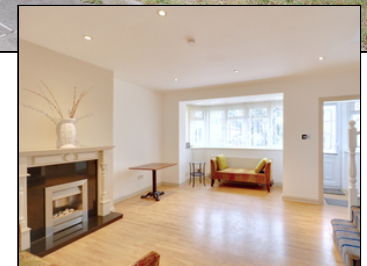
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Hall Avenue, South Ockendon £375,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 15' MAIN BEDROOM WITH BUILT IN OFFICE AREA
- APPROX 60' REAR GARDEN
- POTENTIAL GATED OFF STREET PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- CONVENIENT FOR OCKENDON & PURFLEET C2C STATIONS
- (APPROX) LESS THAN 10 MIN DRIVE TO LAKESIDE SHOPPING CENTRE
- IDEAL FIRST TIME BUY





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to side and front, laminate flooring, second front entrance via hardwood door opening into:

Reception Room

4.98m x 4.86m (16' 4" x 15' 11") (Into bay) Double glazed bay windows to front, radiator, under stairs storage space and cupboards, feature fireplace, laminate flooring, stairs to first floor.

Kitchen

2.66m x 2.41m (8' 9" x 7' 11") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, hardwood work surfaces, inset sink and drainer with mixer tap, four ring electric hob, extractor hood, oven, washing machine (to remain), fridge freezer (to remain), tiled splash backs, tiled flooring.

Rear Lobby Area

Inset spotlight to ceiling, radiator, tiled flooring, uPVC door to rear opening to rear garden.



Ground Floor Bathroom (L-Shaped)

2.39m x 2.07m (7' 10" x 6' 9") (Max) Daylight spotlights to ceiling, obscure double glazed windows to rear, panelled bath, low level flush WC, hand wash basin, built-in storage cupboards, radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Via split-level stairs, loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

4.86m x 2.99m (15' 11" x 9' 10") Double glazed windows to front, single wardrobe (to remain) radiator, built-in desk and shelving, fitted carpet.

Bedroom Two

3.43m x 2.5m (11' 3" x 8' 2") Double glazed windows to rear, radiator, single wardrobe (to remain), fitted carpet.

Bedroom Three

2.47m x 2.29m (8' 1" x 7' 6") Double glazed windows to rear and side, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60' Immediate hardstanding area followed by, slate gravel small patio area, remainder laid to lawn, timber shed to rear, access to front via timber gate.

Front Exterior

Part laid to lawn and part paved giving potential gated off street parking.