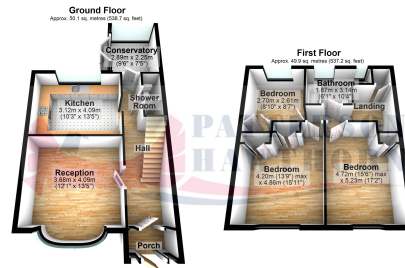


Total area: approx. 100.0 sq. metres (1076.0 sq. feet)



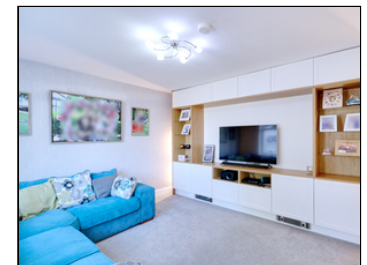
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## Barle Gardens, South Ockendon

£375,000

- THREE LARGE BEDROOM TERRACED HOUSE
- FULLY REFURBISHED THROUGHOUT
- VERY HIGH SPECIFICATION
- IMMACULATELY PRESENTED
- BESPOKE BUILT MEDIA WALL TO RECEPTION ROOM
- MODERN CONSERVATORY USED AS DINING ROOM
- LUXURY MODERN RE-FITTED KITCHEN
- UNDERFLOOR HEATING
- EPC RATING D & COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch; double glazed windows to front, inset spotlights to ceiling, vinyl flooring, second front entrance via uPVC framed obscure double glazed door opening into:

### **Entrance Hall**

Inset spotlights to ceiling, obscure double glazed windows to front, gunmetal grey vertical radiator, touch-close understairs storage cupboard, tiled flooring with underfloor heating.

### **Reception Room**

4.09m x 3.68m (13' 5" x 12' 1") Double glazed bay windows to front, gunmetal grey radiator, feature media unit with built-in ceiling level units, base level units and shelving, warm air heating under, fitted carpet.

### **Kitchen / Diner**

4.07m x 3.09m (13' 4" x 10' 2") Inset spotlights to ceiling, double glazed windows to rear, a range of two tone matching wall and base units, laminate worksurfaces, inset sink and drainer with extendable mixer tap, integrated double oven, four ring induction hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for washing machine, integrated dishwasher, tiled splashbacks, tiled flooring with underfloor heating.

### **Ground Floor Shower Room**

2.16m x 0.72m (7' 1" x 2' 4") Inset spotlights to ceiling, low-level flush WC, hand wash basin set on base unit, shower cubicle, tiled walls, tiled flooring.



### **Conservatory**

2.75m x 2.11m (9' 0" x 6' 11") Double glazed windows throughout and double glazed roof, uPVC framed double glazed double doors to side opening to rear garden, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft with lighting, built-in storage cupboard, fitted carpet.

### **Bedroom One**

4.22m (max) x 3.52m (13' 10" x 11' 7"). Double glazed windows to front, fitted wardrobes and built-in storage cupboards, gun metal grey radiator, fitted carpet.

### **Bedroom Two**

4.22m x 3.07m (13' 10" x 10' 1"). Double glazed windows to front, gunmetal grey radiator, built-in over stairs storage cupboard, fitted carpet.

### **Bedroom Three**

2.62m x 2.62m (8' 7" x 8' 7"). Double glazed windows to rear, gunmetal grey radiator, built in storage cupboard, fitted carpet.

### **Bathroom**

3.15m x 1.73m (10' 4" x 5' 8") (max). Obscure double glazed windows to rear, low-level flush WC, large hand wash basin with waterfall mixer tap set on drawer units, panel bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 55'. Part laid to lawn, part decking, feature raised timber flower bed border to rear, access to front via timber gate through shared walkway, large detached shed.

### **Front Exterior**

Hardstanding and paved driveway giving off street parking.

