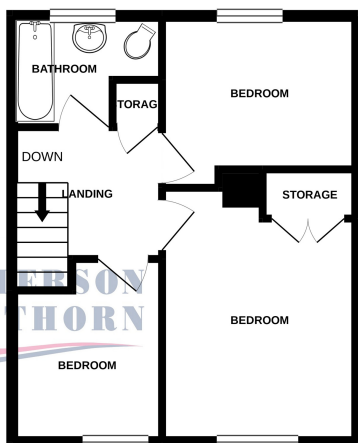
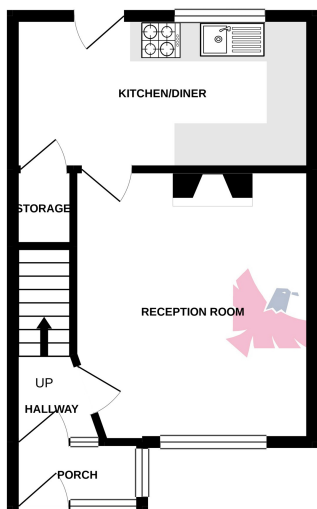


GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		84
(69 to 80) C	71	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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- POTENTIAL TO EXTEND STPP
- PRIVATE WALK-WAY TO SIDE CURRENTLY USED AS STORAGE
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- 0.8 MILES TO OCKENDON C2C STATION
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Via hardwood door opening into porch, windows to front and both sides, fitted carpet, second front entrance via hardwood door opening into:

Hallway

Opaque window to front, fitted carpet, radiator, stairs to first floor.

Reception Room

4.14m x 3.62m (13' 7" x 11' 11") Double glazed windows to front, radiator, feature fireplace, fitted carpet.

Kitchen / Diner

4.55m x 2.33m (14' 11" x 7' 8") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, space for freestanding American style fridge freezer, under-stairs storage cupboard, aluminium framed door to rear leading to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, radiator, built-in storage cupboard, fitted carpet.



Bedroom One

4.0m x 2.97m (13' 1" x 9' 9") Double glazed windows to front, radiator, built-in storage cupboards, fitted carpet.

Bedroom Two

2.97m x 2.39m (9' 9" x 7' 10") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Three

3.11m x 2.27m (10' 2" x 7' 5") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.27m x 1.69m (7' 5" x 5' 7") Opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden

Approximately 42ft - Immediate raised patio area, hard standing path to centre, remainder laid to lawn. access to front via sheltered private walkway with wooden door to front and rear currently used as storage area.

Front Garden

Laid to lawn with pebbled pathway to front.

