


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

Orchard Road, South Ockendon £450,000

- THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENDED TO REAR & SIDE
- TWO RECEPTIONS & 17' KITCHEN/DINER
- FIRST FLOOR FAMILY BATHROOM
- GOOD CONDITION & WELL PRESENTED THROUGHOUT
- 110' REAR GARDEN WITH QUALITY OUTBUILDING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION & MAJOR ROADS
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

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

Entrance Hall

Obscure double glazed windows to side, radiator, under stairs storage cupboards, laminate flooring, stairs to first floor.

Reception Room One

4.39m (Into bay) x 3.85m (14' 5" x 12' 8") Double glazed bay windows to front, radiator, feature gas fireplace, fitted carpet.

Reception Room Two

4.81m x 3.3m (15' 9" x 10' 10") (Max) Inset spotlights to ceiling, radiator, built in storage cupboard, laminate flooring.

Kitchen / Diner

5.45m x 3.14m (17' 11" x 10' 4") Two skylight windows 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, space and plumbing for washing machine and dishwasher, space for tumble dryer, space for cooker, extractor hood, space for American style fridge freezer, tiled splashbacks, vertical radiator, laminate flooring, uPVC door to rear opening to rear garden.

Office / Study / Potential Four Bedroom

2.45m x 2.86m (8' 0" x 9' 5") Double glazed windows to side, radiator, fitted carpet, access to:



Ground Floor Shower Room / Ensuite

1.5m x 1.23m (4' 11" x 4' 0") Spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on base unit, shower cubicle, part tiled walls, radiator, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, obscure double glazed windows to side, fitted carpet.

Bedroom One

3.88m x 3.35m (12' 9" x 11' 0") (Into fitted wardrobes) Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.66m x 3.34m (12' 0" x 10' 11") (Max) Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.73m x 2.39m (8' 11" x 7' 10") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.07m x 1.83m (6' 9" x 6' 0") Inset spotlights to ceiling, obscure double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, double chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 110' Immediate wrap-around patio, remainder laid to lawn with paved pathway to centre, timber outbuilding to rear measuring 3.83m x 2.34m (12' 7" x 7' 8"), brick shed, access to front via timber gate.

Detached Outbuilding

3.21m x 2.02m (10' 6" x 6' 8") With insulation, cladding and new footings, power and lighting, wired Internet.

Front Exterior

Hardstanding driveway giving off street parking for two cars.