


TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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 operability or efficiency can be given. Made with MetreX 11/2020



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	63	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		77
(55 to 68) D	60	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Corve Lane, South Ockendon

Guide Price £350,000

- GUIDE PRICE £350,000- £360,000
- THREE DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- DORMER LOFT EXTENSION
- ENSUITE TO MASTER & GROUND FLOOR WC
- THREE FLOORS
- LEAN TO / GARDEN ROOM
- DETACHED GARAGE
- GATED OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via hardwood door into:

Hallway

Double glazed window to side, radiator, tile effect laminate flooring, stairs to first floor.

Lounge

4.29m x 4.13m (14' 1" x 13' 7") Double glazed windows to front, radiator, feature electric fireplace, wood grain effect laminate flooring.

Kitchen

4.31m x 2.38m (14' 2" x 7' 10") Double glazed windows to rear, inset spotlights to ceiling, range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ringed electric hob, integrated microwave, space and plumbing for washing machine, space for freestanding fridge freezer, large under-stairs storage space housing boiler, tiled splash backs, wood grain effect laminate flooring, radiator, uPVC framed double doors to rear opening to rear garden.

Ground Floor WC

Opaque double glazed windows to rear, low level flush WC, wood grain effect laminate flooring.

Lean To

6.92m x 2.14m (22' 8" x 7' 0") Double glazed window and uPVC framed door to front, uPVC framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Double glazed window to side, built-in storage cupboard, radiator, fitted carpet, stairs to second floor.

Bedroom One

4.33m x 3.09m (14' 2" x 10' 2") Double glazed windows to front, radiator, large built-in storage cupboard, wood grain effect laminate flooring.

Bedroom Two

3.48m x 3.23m (11' 5" x 10' 7") into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, wood grain effect laminate flooring.

Bathroom

2.9m x 1.68m (9' 6" x 5' 6") Inset spotlights to ceiling, opaque double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath with shower attachment, separate shower, hand towel radiator, tiled walls, tiled flooring.



SECOND FLOOR

Landing

Skylight window to front ceiling, fitted carpet.

Master Bedroom

4.78m x 4.2m (15' 8" x 13' 9") > 3.49m (11' 5") Inset spotlights to ceiling, double glazed windows to rear, skylight window with integrated blind to front ceiling, radiator, wood grain effect laminate flooring.



Ensuite Shower Room

2.32m x 1.48m (7' 7" x 4' 10") Inset spotlights to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled walls, tile effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 42ft – Immediate hard standing area, raised patio area, raised decking area to rear, remainder laid to lawn.

Detached Garage

Front Exterior

Part laid to lawn with various bush and plant borders and hard standing driveway in front of garage giving gated off street parking.

