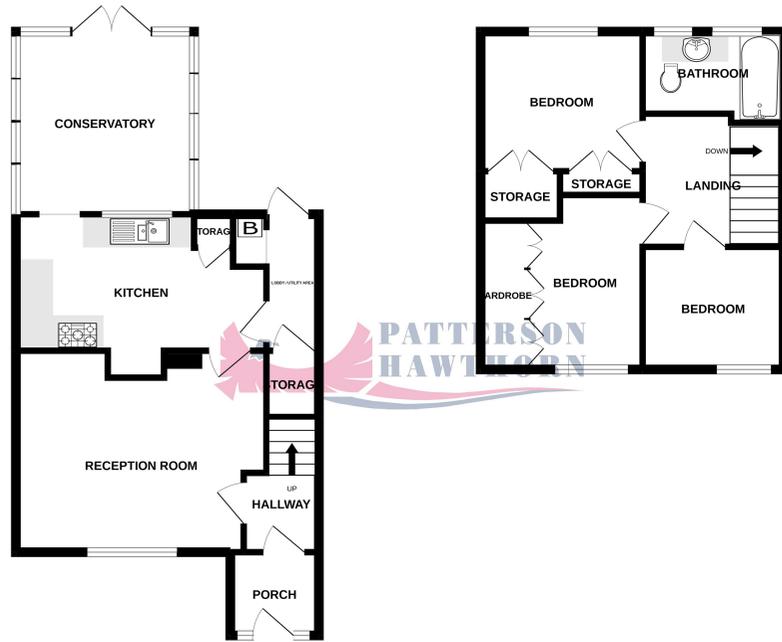


GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.1 sq.m.) approx.

While 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.  
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### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 to 100) <b>A</b>                               |                            |           |
| (81 to 91) <b>B</b>                                |                            | 82        |
| (69 to 80) <b>C</b>                                | 70                         |           |
| (55 to 68) <b>D</b>                                |                            |           |
| (39 to 54) <b>E</b>                                |                            |           |
| (21 to 38) <b>F</b>                                |                            |           |
| (1 to 20) <b>G</b>                                 |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Wales &amp; N.Ireland</b>              | EU Directive<br>2002/91/EC |           |

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## Fulbrook Lane, South Ockendon Guide Price £380,000

- THREE BEDROOMS SEMI DETACHED HOUSE
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- LUXURY GROUND FLOOR TILED FLOORING WITH UNDERFLOOR HEATING
- CONSERVATORY & UTILITY ROOM
- 54' WELL MAINTAINED REAR GARDEN & ADDITIONAL FRONT GARDEN
- CLOSE TO SHOPS, AMENITIES & SCHOOLS WITH EASY ACCESS TO STATION, A13 & M25



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch, opaque double glazed windows to front, tile effect laminate flooring, second front entrance via hardwood door opening into:

### **Hallway**

Small storage cupboard housing electricity meter, radiator, tiled flooring, stairs to first floor.

### **Reception Room**

4.64m x 3.75m (15' 3" x 12' 4") > 3.4m (11' 2") Double glazed windows to front, tiled flooring with underfloor heating.

### **Kitchen / Diner**

4.64m x 2.55m (15' 3" x 8' 4") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with mixer tap, integrated double oven, five ringed gas hob, extractor hood, integrated dishwasher, built-in storage cupboard, space for the freestanding American style fridge freezer, tiled splashbacks, tiled flooring with underfloor heating, hardwood framed door to side leading into:

### **Rear Lobby / Utility Area**

2.1m x 1.63m (6' 11" x 5' 4") > 0.92m (3' 0") Hardwood door to rear, space and plumbing for washing machine, under stairs storage cupboard.



### **Conservatory**

3.4m x 2.95m (11' 2" x 9' 8") Double glazed windows throughout, tiled flooring with underfloor heating, uPVC framed double doors to rear opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to boarded loft, fitted carpet.

### **Bedroom One**

3.27m x 3.05m (10' 9" x 10' 0") Double glazed window to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.01m x 2.58m (9' 11" x 8' 6") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Three**

2.5m x 2.27m (8' 2" x 7' 5") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

2.58m x 1.53m (8' 6" x 5' 0") Opaque double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin inset within base and drawer units, hand towel radiator, part tiled walls, tile effect vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 54' Immediate wrap-around patio, remainder laid to lawn with patio area to rear, timber shed to rear. access to front via timber gate. raised brick-built flowerbed borders

### **Front Garden**

Mostly laid to pebbles with a hard standing path to side and front.

