





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		78
(55 to 68) D		
(39 to 54) E	50	
(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		72
(55 to 68) D		
(39 to 54) E	43	
(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	

Garron Lane, South Ockendon £350,000

- THREE LARGE BEDROOMS
- SEMI-DETACHED HOUSE
- GROUND FLOOR WC
- APPROX 24FT LOUNGE/DINER
- APPROX 66FT SIDE PLOT
- POTENTIAL TO EXTEND/DEVELOP
- MULTI VEHICLE OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC framed sliding door with double glazed opaque windows into storm porch, opaque double glazed windows to sides and front, second front door uPVC opening into:

Hallway

Radiator, double glazed window to front, wood grain effect laminate flooring, stairs to first floor.

Kitchen

4.6m x 2.78m (15' 1" x 9' 1") Double glazed windows to rear and side, range of matching wall and base units, oak work surfaces, one and half bowl inset butler style sink and drainer with chrome mixer tap, integrated oven, five ringed gas hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, space for further freezer, integrated dishwasher, tiled splash backs, radiator, tiled flooring, uPVC rear door opening to side and rear garden.

Ground Floor WC

Opaque double glazed window to side, low level flush WC, tiled splash backs, tiled flooring.

Lounge / Diner

7.53m x 3.57m (24' 8" x 11' 9") Double glazed windows to front, radiator, feature fireplace, double glazed windows to rear, uPVC framed patio doors opening to rear garden, wood grain effect laminate flooring throughout.



FIRST FLOOR

Landing

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

Bedroom One

4.74m x 3.47m (15' 7" x 11' 5") > 1.79m (5' 10") Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

Bedroom Two

4.03m x 3.06m (13' 3" x 10' 0") Double glazed windows to front, radiator, fitted wardrobes, fitted vanity unit, fitted carpet.

Bedroom Three

3.12m x 2.38m (10' 3" x 7' 10") Double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

Bathroom

Comprising inset spotlights to ceiling, double glazed windows to side, P-shaped panelled bath, shower, low level flush WC, hand wash basin, bidet, built in storage cupboards, hand towel radiator, tiled walls, tile effect laminate flooring.



EXTERIOR

Rear Garden

Approximately 30ft x 24ft – Mainly laid with split level decking.

Side Plot

Approximately 66ft – Fully laid to artificial grass, access to front via timber gate, timber summerhouse/bar with lighting.



Front Exterior

Mostly hard standing for multiple vehicle off street parking.

