



TOTAL FLOOR AREA : 883 sq.ft. (82.1 sq.m.) approx.

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## Stifford Road, South Ockendon £375,000

- THREE BEDROOM END OF TERRACE HOUSE
- THREE FLOORS
- LOFT EXTENSION
- GOOD CONDITION THROUGHOUT
- 41' WELL MAINTAINED REAR GARDEN
- 19' x 9' MODERN OUTBUILDING WITH WIRED INTERNET
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)



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## GROUND FLOOR

### **Front Entrance**

Via hardwood door opening into porch; leaded double glazed windows to both sides and front, second front entrance via composite door opening into:

### **Reception Room**

5.0m x 3.76m (16' 5" x 12' 4") (Max) Double glazed bay windows to front, two radiators, feature fireplace, stairs to first floor.

### **Kitchen / Diner**

5.0m x 2.55m (16' 5" x 8' 4") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap and separate filter water tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for American style fridge freezer, built in storage cupboard, tiled splash backs, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.

## FIRST FLOOR

### **Landing**

Double glazed windows to front and side, radiator, fitted carpet, stairs to second floor.



### **Bedroom One**

3.89m x 3.26m (12' 9" x 10' 8") (Max) Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.53m (Into fitted wardrobes) x 2.98m (11' 7" x 9' 9") Double glazed windows to rear, radiator, fitted wardrobes with sliding mirror doors, built-in storage cupboard, fitted carpet.

### **Bathroom**

2.57m x 1.5m (8' 5" x 4' 11") Opaque double glazed windows to rear, P-shaped panelled bath, shower, low-level flush WC, hand wash basin set on base units, hand towel radiator, tiled walls, tiled flooring.

## SECOND FLOOR

### **Bedroom Three**

4.61m x 2.61m (15' 1" x 8' 7") Skylight windows with integral blinds to front and rear ceilings, inset spotlights to ceiling, built in storage cupboards, fitted carpet.

## EXTERIOR

### **Rear Garden**

Approximately 41' Immediate patio, remainder laid to lawn, access to front via timber gate.

### **Detached Outbuilding**

5.78m x 2.94m (19' 0" x 9' 8") Power and lighting, bar area, laminate flooring, windows, hardwood double doors, wired Internet.

### **Front Garden**

Paved with bush and gravel slate borders, hard standing pathway to front, parking bays to front.