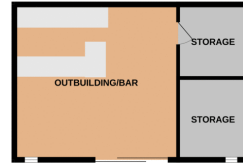
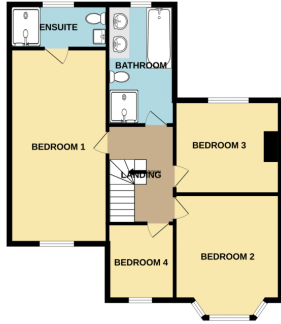
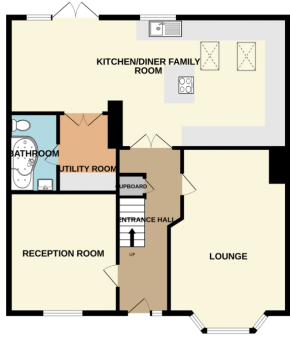


GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.

1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.


OUTBUILDING  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 2029 sq.ft. (188.5 sq.m.) approx.  
Made with Metropix ©2024



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Purfleet Road, South Ockendon

£625,000

- FIVE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- DOUBLE STOREY SIDE & REAR EXTENDED
- MODERN, CONTEMPORARY INTERIOR DESIGN
- PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- 110' REAR GARDEN WITH OUTBUILDING
- 17' BAY FRONTED RECEPTION ROOM WITH FEATURE TRAY CEILING & LED LIGHTING
- 29' KITCHEN/DINER WITH ISLAND
- UTILITY ROOM





## GROUND FLOOR

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Storage cupboard, radiator, laminate flooring, stairs to first floor.

### **Lounge**

17'7" (into bay) x 12'5" > 9'10". Double glazed bay window to front. Laminated flooring. Feature tray ceiling with LED lighting & spotlights, two Radiators.

### **Ground Floor Bedroom / Reception Room**

3.18m x 3.9m (10'5" x 12'10") Spotlight bar to ceiling, double glazed windows to front, radiator, laminate flooring.

### **Kitchen / Diner**

8.87m (Max) x 4.19m (29'1" x 13'9") > 2.77m (9'1") Kitchen area: Two skylight windows to rear ceiling, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, integrated double Neff oven, space and plumbing for American style fridge freezer, kitchen island with a range of base units under laminate surface with five ring induction hob, extractor hood, tiled splash backs, radiator, laminate flooring. Dining area: Feature tray ceiling with spotlights, double glazed windows to rear, laminate flooring, uPVC framed double glazed double doors to rear opening to rear garden.

### **Utility Room**

2.53m x 1.6m (8'4" x 5'3") Inset spotlights to ceiling, laminate work surface over space and plumbing for washing machine, space for tumble dryer, tiled splash back, vinyl flooring.



### **Ground Floor Bathroom**

2.54m x 1.54m (8'4" x 5'1") Inset spotlights to ceiling, Jacuzzi bath, low level flush WC, hand wash basin set upon a base unit, radiator, part tiled walls, vinyl flooring.

## FIRST FLOOR

### **Landing**

Radiator, fitted carpet.

### **Bedroom One**

6.26m x 3.17m (20'6" x 10'5") Inset spotlights to the ceiling, double glazed windows to front, radiator, two single fitted wardrobes with mirror doors, fitted carpet.

### **Ensuite Shower Room**

3.12m x 1.4m (10'3" x 4'7") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on base units, rainfall shower cubicle, radiator, vinyl flooring.

### **Bedroom Two**

3.98m x 3.39m (13'1" x 11'1") (Into bay) Double glazed bay windows to front, radiator, single wardrobe with mirror doors, fitted carpet.

### **Bedroom Three**

3.4m x 3.38m (11'2" x 11'1") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Four**

2.43m x 2.15m (8'0" x 7'1") Double glazed windows to front, radiator, fitter carpet.

### **Bathroom**

3.88m x 2.3m (12'9" x 7'7") Obscure double glazed windows to rear, panelled bath with shower attachment, two hand wash basins with waterfall mixer taps set on a laminate surface over a range of base units, integral rainfall shower cubicle, low level flush WC, chrome radiator, part tiled walls, vinyl flooring.

## EXTERIOR

### **Rear Garden**

Approximately 110' Immediate patio, additional patio area to rear, remainder laid to lawn, timber Pergola to rear.

### **Outbuilding**

5.22m x 4.87m (17'2" x 16'0") Power and lighting, bar area, insulated and double glazed, laminate flooring.

### **Two Storage Rooms**

Both 8' x 8'

### **Front Exterior**

Fully paved giving multi-car off street parking.