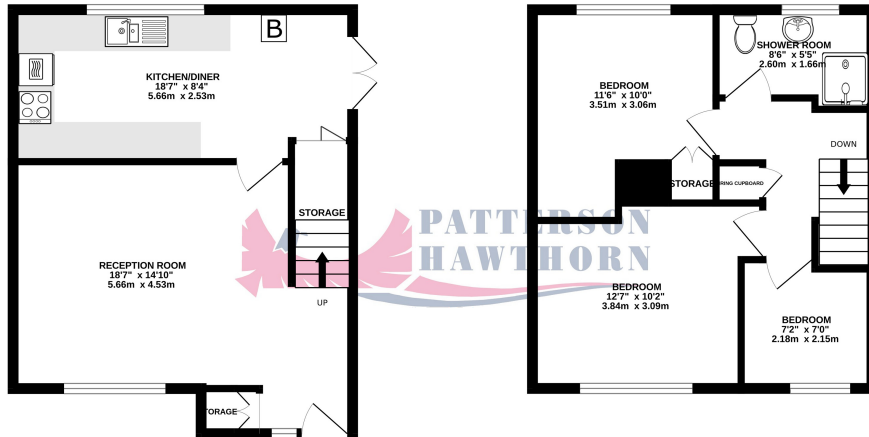



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Annalee Gardens, South Ockendon £360,000

- THREE BEDROOM END OF TERRACE HOUSE
- 72' x 65' REAR GARDEN INCLUDING SIDE PLOT
- HUGE POTENTIAL TO EXTEND, LIKE NEIGHBOURS (SUBJECT TO PLANNING CONSENTS)
- 2021 NEW ROOF
- 2018 NEW WINDOWS & FRONT DOOR
- 19' KITCHEN/DINER
- OFF STREET PARKING
- END OF CUL-DE-SAC LOCATION
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; obscure double glazed windows to side and front, built in base storage cupboard housing electricity meter and fuse box, fitted carpet.

Reception Room

4.63m x 3.78m (15' 2" x 12' 5"). Double glazed windows to front, two radiators, feature fireplace, fitted carpet, stairs to first floor.

Kitchen/Diner

5.87m (Max) x 2.53m (19' 3" x 8' 4"). Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated double oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, space for freestanding fridge freezer, tiled splash backs, black-and-white tiled flooring, radiator, under stairs storage cupboard, uPVC framed double doors to side opening to rear garden.



FIRST FLOOR

Landing

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

Bedroom One

3.48m x 3.28m (11' 5" x 10' 9"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.51m (max) x 2.97m (11' 6" x 9' 9"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.31m x 2.09m (7' 7" x 6' 10") (Max). Double glazed windows to front, radiator, fitted carpet.

Shower Room

2.6m x 1.47m (8' 6" x 4' 10"). Obscure double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, tiled walls, radiator, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 65' x 72' (Max). Mostly laid to lawn with patio area, access to front via timber gate.

Front Exterior

Hard standing driveway giving off street parking.

