



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Stanford Gardens, South Ockendon

£399,995

- EXTENDED THREE BEDROOMS END OF TERRACE HOUSE
- NO ONWARD CHAIN
- REFURBISHED THROUGHOUT WITH RE-FITTED FLOORING AND CARPETS
- 21' RECEPTION ROOM
- 90' x 72' UN-OVERLOOKED REAR GARDEN
- POTENTIAL TO FURTHER EXTEND STPP
- POPULAR CUL-DE-SAC CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE
- POTENTIAL OFF STREET PARKING FOR TWO CARS





GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Hallway

Opaque double glazed windows to front, radiator, laminate flooring, under-stairs storage cupboard housing gas and electricity meters, stairs to first floor.

Reception Room

6.66m x 3.27m (21' 10" x 10' 9") Double glazed bay windows to front, radiator, laminate flooring, double glazed windows to rear, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.12m x 2.92m (10' 3" x 9' 7") Double glazed windows to side and rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, double cooker with four ringed gas hob, freestanding fridge freezer, space and plumbing for washing machine, mosaic tiled splash backs, tile effect vinyl flooring, uPVC door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded and insulated loft, fitted carpet.

Bedroom One

3.79m x 3.28m (12' 5" x 10' 9") Double glazed bay windows to front, radiator, fitted wardrobes, fitted carpet.

Bedroom Two

3.56m x 3.3m (11' 8" x 10' 10") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes and shelving units, fitted carpet.

Bedroom Three

2.09m x 1.82m (6' 10" x 6' 0") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.12m x 1.82m (6' 11" x 6' 0") Opaque double glazed windows to rear, low-level flush WC, hand wash basin and panelled bath, radiator, vinyl tiled flooring.

EXTERIOR

Rear Garden

Approximately 90ft' x 72ft - Immediate wrap-around hard standing area, remainder laid to lawn with various bush plants and flower borders, fenced off area to rear with access to front. Access to front via timber gate.

Front Exterior

Fully paved giving potential off street parking for two vehicles.