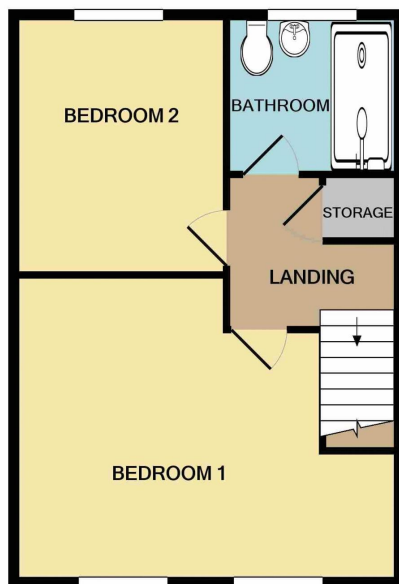


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Courts Way, South Ockendon

Guide Price £350,000

- TWO BEDROOMS SEMI DETACHED HOUSE
- ORIGINAL THREE BED, VENDOR WILLING TO RE-CONVERT
- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- HIGHLY SOUGHT AFTER DEVELOPMENT BUILT 2015
- ALLOCATED PARKING IN FRONT OF PROPERTY PLUS VISITORS PARKING
- CLOSE TO A13, M25 & LAKESIDE



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Hallway**

Inset lights to ceiling, radiator, under-stairs storage cupboard, stairs to first floor.

### **Ground Floor WC**

Inset spotlights to ceiling, radiator, heated hand towel rail, low level flush WC, hand wash basin inset within vanity unit, tiled walls, tiled flooring.

### **Reception Room**

5.11m x 3.86m (16' 9" x 12' 8") Inset spotlights to ceiling, electric heater, storage cupboard, tiled flooring, double glazed window to rear, French doors to rear leading to rear garden.

### **Kitchen**

2.88m x 2.80m (9' 5" x 9' 2") Inset spotlights to ceiling, double glazed bay window to front, a range of matching wall and base units, granite work surfaces, inset sink and drainer, electric oven, electric hob with extractor hood, integrated washing machine, integrated dishwasher, space and plumbing for fridge freezer.



## **FIRST FLOOR**

### **Landing**

Inset lights to ceiling, loft hatch to ceiling, storage cupboard, fitted carpet.

### **Bedroom One**

5.08m x 4.23m (16' 8" x 13' 11") Inset spotlights to ceiling, two double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.62m x 2.8m (11' 11" x 9' 2") Inset spotlights to ceiling, double glazed window to rear, radiator, fitted carpet.

### **Bathroom**

2.12m x 1.84m (6' 11" x 6' 0") Inset lights to ceiling,, double glazed window to rear, walk-in shower, hand wash basin and low level flush WC, inset within a vanity unit, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden (Unmeasured)**

Immediate patio area, remainder laid to lawn,, shed to remain, access to front via wooden gate.

### **Front Garden**

Allocated parking to front, side access to rear garden via gate.

