


TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

Whilst 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 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	51	
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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Central Avenue, South Ockendon £350,000

- THREE BEDROOMS PLUS ADDITIONAL MODERN LOFT ROOM
- IMMACULATE THROUGHOUT
- 22' RECEPTION ROOM
- GROUND FLOOR WC & UTILITY ROOM
- KITCHEN EXTENSION/ REAR LOBBY AREA
- MODERN FAMILY BATHROOM WITH UNDER-FLOOR HEATING
- WELL MAINTAINED REAR GARDEN WITH LARGE TIMBER SHED
- COMPRESSED CONCRETE DRIVEWAY
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE





GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, opaque double glazed windows to front, second hardwood door opening into:

Hallway

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

Reception Room

4.71m x 4.49m (15' 5" x 14' 9") > 3.9m (12' 10") Double glazed windows to front, two radiators, multi-fuel burner, aluminium framed sliding doors to rear opening to rear garden.

Kitchen

3.41m x 2.46m (11' 2" x 8' 1") Spotlight bar to ceiling, double glazed windows to side, a range of matching wall and base units. laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ringed gas hob, space and plumbing for dishwasher, tiled splash backs, tiled flooring, double window hatch opening into reception room.

Rear Lobby Area

2.98m x 1.35m (9' 9" x 4' 5") Fixed window to side, double glazed windows to either side, a range of matching wall and base units, laminate work surface, part tiled walls, fitted carpet.

WC

Comprising low-level flush WC, tiled splash backs and fitted carpet.



Utility Room

2.82m x 1.66m (9' 3" x 5' 5") Windows to rear, space and plumbing for washing machine, inset sink inset within a laminate work surface over to base units, built in storage space, tiled walls, carpet tiled flooring, aluminium framed door opening into rear garden.

FIRST FLOOR

Landing

Double glazed windows to side, fitted carpet.

Bedroom One

3.75m x 3.71m (12' 4" x 12' 2") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes with sliding mirrored doors, laminate flooring.

Bedroom Two

4.22m x 2.83m (13' 10" x 9' 3") Into storage cupboard, double glazed windows to rear, built-in storage cupboards, laminate flooring.

Bathroom

2.2m x 1.87m (7' 3" x 6' 2") Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, hand wash basin inset within base units, P-shaped panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring with underfloor heating.

Bedroom Three

2.83m x 2.71m (9' 3" x 8' 11") Double glazed windows to front, radiator, laminated flooring, carpeted hardwood stairs to:

SECOND FLOOR

Loft Room

4.45m x 3.39m (14' 7" x 11' 1") Inset spotlights to ceiling, skylight window to rear ceiling, storage in eaves, fitted carpet.

EXTERIOR

Rear Garden

Approximately 60 ft - Immediate raised patio area, remainder laid to lawn with various bush and plant borders, large detached timber shed to rear, access to front via a timber gate.

Front Exterior

Compressed concrete giving off street parking for multiple vehicles.