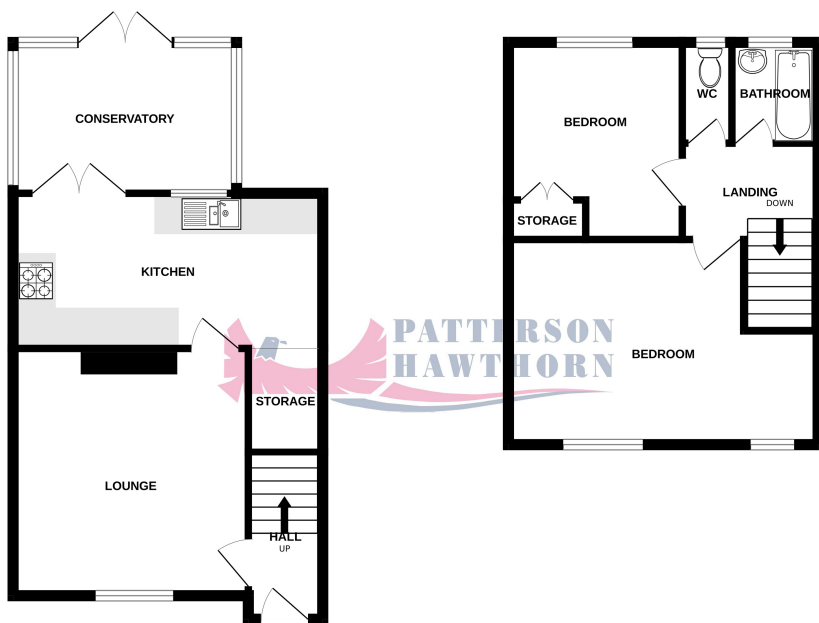


GROUND FLOOR

1ST FLOOR



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. Made with Metropix 12/2014

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>71</b>	
(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	

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### Broxburn Drive, South Ockendon

**£315,000**

- TWO BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- 16' MAIN BEDROOM WITH POTENTIAL TO CONVERT INTO 2 (LIKE SOME OF THE NEIGHBOURS)
- CONSERVATORY
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 36' REAR GARDEN WITH LARGE STORAGE SHED
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION, MAJOR ROADS & LAKESIDE



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood door opening into:

### **Hallway**

Radiator, laminate flooring, stairs to first floor.

### **Reception Room**

4.0m x 3.79m (13' 1" x 12' 5") Double glazed windows to front, radiator, laminate flooring.

### **Kitchen**

5.0m x 2.51m (16' 5" x 8' 3") 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 oven, five burner gas hob, space and plumbing for washing machine, under stairs storage space, space for freestanding fridge freezer, tiled splash back, vinyl flooring, uPVC framed double doors to rear opening to conservatory.

### **Conservatory**

3.61m x 2.44m (11' 10" x 8' 0") Double glazed windows throughout, tiled flooring, hardwood framed, double doors to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, built in storage cupboard, loft hatch to ceiling, built in storage cupboard, fitted carpet.

### **Bedroom One**

5.0m x 3.25m (16' 5" x 10' 8") Double glazed windows to front, radiator, fitted wardrobes and vanity unit, fitted carpet.

### **Bedroom Two**

3.77m x 3.15m (12' 4" x 10' 4") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

### **Bathroom**

1.67m x 1.64m (5' 6" x 5' 5") Opaque double glazed windows to rear, panelled bath, shower, hand wash basin, chrome radiator, tiled walls, vinyl flooring.

### **Separate WC**

1.53m x 0.74m (5' 0" x 2' 5") Obscure double glazed window to rear, low level flush WC, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 36' Part paved part to lawn, large timber shed to rear, access to front via shared walkway.

### **Front Exterior**

Hardstanding giving off street parking for two cars.

