


Total area: approx. 51.5 sq. metres (554.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(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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## West Road, South Ockendon

**£280,000**

- TWO BEDROOM GROUND FLOOR MAISONETTE
- HIGH SPECIFICATION & IMMACULATLY PRESENTED
- RE-FITTED KITCHEN & BATHROOM (2020)
- NEW BOILER 2021
- LANDSCAPED 24' x 21' PRIVATE REAR GARDEN
- ADDITIONAL FRONT GARDEN
- GARAGE & OFF STREET PARKING TO REAR
- 940 YEARS REMAINING ON LEASE
- NO SERVICE CHARGE







## **GROUND FLOOR**

### **Side Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Built-in storage cupboard, radiator, fitted carpet.

### **Reception Room**

4.84m x 3.22m (15' 11" x 10' 7") Double glazed windows to rear, radiator, fitted carpet.

### **Kitchen**

2.86m x 2.62m (9' 5" x 8' 7") Double glazed windows to side and rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, integrated double oven, four ring induction hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, laminate splash backs, laminate flooring, built-in storage cupboard housing boiler, uPVC door to rear opening to rear garden.



### **Bedroom One**

3.91m x 2.86m (12' 10" x 9' 5") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

2.76m x 2.03m (9' 1" x 6' 8") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Shower Room**

1.87m x 1.65m (6' 2" x 5' 5") Inset spotlights to ceiling, obscure double glazed windows to side, low level flush WC, hand wash basin set on drawer units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, laminate flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 24' x 21' Part raised decking and part laid to decorative pebbles, raised palm tree flowerbed, bush and plant border, access to front via timber gate.

### **Front Garden**

Paved with flowerbed borders, garage and parking to rear, accessed via shared drive.