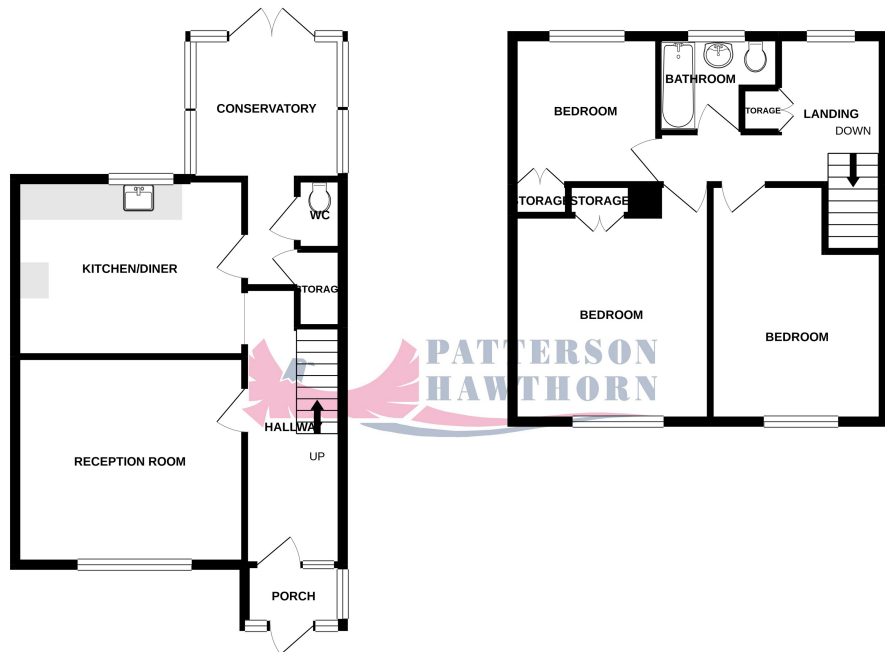


GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Carnach Green, South Ockendon £280,000

- THREE LARGE BEDROOMS
- NO ONWARD CHAIN
- GROUND FLOOR WC & CONSERVATORY
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- AMPLE COMMUNAL PARKING
- IDEAL FIRST TIME BUY



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## **GROUND FLOOR**

### **Front Entrance**

Via hardwood framed door opening into porch, double glazed windows to side and front, tiled flooring, second front entrance via hardwood door opening into:

### **Hallway**

Under-stairs storage base, radiator, fitted carpet, stairs to first floor.

### **Reception Room**

4.06m x 3.68m (13' 4" x 12' 1") Double glazed windows to front, radiator, fitted carpet.

### **Kitchen / Diner**

4.05m x 3.15m (13' 3" x 10' 4") Double glazed windows to rear, range of matching wall and base units, beech-wood work surfaces, inset butler style sink with mixer tap, space for cooker, space for freestanding fridge freezer, tiled splash backs, radiator, tile effect vinyl flooring, hardwood door to rear opening into:

### **Rear Lobby**

Built in storage cupboard, ground floor WC, double glazed windows to rear, high level flush WC, wood grain effect vinyl flooring.

### **Conservatory**

2.82m x 2.15m (9' 3" x 7' 1") Double glazed windows throughout, space and plumbing for washing machine, space for tumble dryer, hardwood framed double doors to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, double glazed windows to rear, built in storage cupboard, fitted carpet.

### **Bedroom One**

3.62m x 3.49m (11' 11" x 11' 5") Double glazed windows to front, radiator, built in storage cupboard, fitted carpet.

### **Bedroom Two**

4.24m x 3.08m (13' 11" x 10' 1") Double glazed window to front, radiator, fitted carpet.

### **Bedroom Three**

2.66m x 2.58m (8' 9" x 8' 6") Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

### **Bathroom**

2.11m > 1.46m (6' 11" > 4' 9") x 1.68m (5' 6") Opaque double glazed windows to rear, low level flush WC, hand wash basin, panelled bath, shower, tiled splash backs, wood grain effect vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 39ft - Immediate patio area, paved pathway to centre leading to rear, patio area to rear, large timber shed to rear, brick built shed to rear, remainder laid to lawn, access to front via timber gate through shared walkway.

### **Front Exterior**

Gravelled area, paved pathway, communal parking to front.

