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Church View, South Ockendon £425,000

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- EXCELLENT CONDITION
- THREE DOUBLE BEDROOMS
- 16' x 15' EXTENDED KITCHEN/DINER
- GROUND FLOOR WC/UTILITY ROOM
- MODERN FIRST FLOOR SHOWER ROOM
- 40' WELL MAINTAINED REAR GARDEN
- POTENTIAL OFF STREET PARKING
- EPC RATING D & COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch; spotlights to ceiling, double glazed window to side, tiled flooring, second front entrance via uPVC door opening into:

Entrance Hall

Two inset spotlights to ceiling, understairs storage cupboard, double glazed windows to side, radiator, laminate flooring, stairs to first floor.

Reception Room

4.54m x 3.62m (14' 11" x 11' 11") Double glazed windows to front, feature gas fireplace, radiator, laminate flooring.

Kitchen / Diner

4.93m x 4.61m > 3.62m (16' 2" x 15' 1" > 11' 11"). Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space for Range Master cooker, space for freestanding American-style fridge freezer, integrated dishwasher, tiled splashbacks, radiator, tiled flooring, uPVC door to side opening to side and rear garden.

Utility Room / Ground Floor WC

Inset spotlights to ceiling, obscure double glazed windows to side, floating WC, hand wash basin, laminate worksurface with space and plumbing for washing machine under, part tiled walls, boiler, tiled flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, laminate flooring.

Bedroom One

2.92m x 2.71m (9' 7" x 8' 11") Double glazed windows to front, radiator, fitted wardrobes with spotlights, laminate flooring.

Bedroom Two

3.58m x 2.71m (11' 9" x 8' 11") Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

Double glazed windows to rear, radiator, laminate flooring.

Shower Room

Obscure double glazed window to front, floating WC, hand wash basin set on base units, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 40'. Part paved and part laid to lawn, access to front via side paved pathway through timber gate.

Front Exterior

Fully paved giving potential off street parking.

