


TOTAL FLOOR AREA: 1299 sq.ft. (120.6 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		
(92-100) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Marshfoot Close, South Ockendon

Guide Price £425,000

- THREE/FOUR BEDROOMS TERRACED HOUSE
- 2015 NEW BUILD
- GROUND FLOOR WC, FAMILY BATHROOM & ENSUITE TO BEDROOM ONE
- THREE FLOORS
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- 19' INTEGRAL GARAGE GIVING POTENTIAL TO EXTEND LIVING SPACE
- OFF STREET PARKING - NO ONWARD CHAIN
- EASY ACCESS TO A13 & M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Hallway

Under-stairs storage cupboard, radiator, Amtico flooring, stairs to first floor.

Garden Room / Potential Fourth Bedroom

3.49m x 2.41m (11' 5" x 7' 11") Double glazed window with integral blind to rear, radiator, Amtico flooring, uPVC framed double doors with integral blinds to rear opening to rear garden, hardwood door opening to integral garage.

Ground Floor WC

1.83m x 1.4m (6' 0" x 4' 7") Opaque double glazed window to rear, low-level flush WC, hand wash basin with tiled splash back, built-in storage cupboard, radiator, Amtico flooring.

Integral Garage

5.78m x 2.91m (19' 0" x 9' 7") Metal up and over door to front , power and lighting.

FIRST FLOOR

Landing

Radiator, fitted carpet, stairs to second floor.

Reception Room (L Shaped)

5.7m x 4.98m (18' 8" x 16' 4") Double glazed windows with integral blinds to rear, two radiators, Amtico flooring, uPVC framed double doors with integral blinds opening to Juliet balcony.



Kitchen / Diner

5.0m x 2.32m (16' 5" x 7' 7") Double glazed windows with integral blinds to front, a range of matching wall and base units, granite work surfaces, one and a half bowl inset sink with extendable mixer tap and granite drainer, integrated double oven, four ring gas hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, granite splash backs, laminate flooring.

SECOND FLOOR

Landing

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

Bedroom One

3.82m x 2.97m (12' 6" x 9' 9") uPVC framed double doors with integral blinds to front opening to Juliet balcony, radiator, fitted wardrobes, fitted carpet.

Ensuite Shower Room

2.06m x 1.72m (6' 9" x 5' 8") Opaque double glazed windows with integral blinds to front, low level, flush WC, hand wash basin, shower cubicle, radiator, laminate flooring.

Bedroom Two

2.9m x 2.85m (9' 6" x 9' 4") Double glazed windows with integral blinds to rear, radiator, fitted carpet.

Bedroom Three

2.85m x 2.0m (9' 4" x 6' 7") Double glazed windows with integral blinds to rear, radiator, fitted carpet.

Bathroom

2.11m x 1.88m (6' 11" x 6' 2") Low level flush WC, hand wash basin with tiled splash back, panelled bath, chrome hand towel radiator, part tiled walls, laminate flooring.

EXTERIOR

Rear Garden

Approximately 63' Part paved partly laid to artificial grass with flowerbed border, timber shed to rear, access to rear via timber gate.

Front Exterior

Fully paved giving off street parking for two cars.