

Ground Floor

First Floor



Mill Road, South Ockendon


£430,000

- THREE BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- 14' X 11' ENTRANCE HALL & 15' KITCHEN
- ENSUITE SHOWER ROOM TO BEDROOM ONE
- GARAGE & MULTI-VEHICLE OFF STREET PARKING
- SOUGHT AFTER ROAD CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO A13, M25 & LAKESIDE SHOPPING

Total floor area 117.3 sq.m. (1,262 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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:

Entrance Hall

4.42m (Max) x 3.45m (14' 6" x 11' 4") Obscure double glazed windows to front, a range of base units, radiator, under stairs storage space, laminate flooring, stairs to first floor.

Reception Room One

5.25m x 3.39m (17' 3" x 11' 1") Double glazed windows and double doors to rear opening to rear garden, fireplace, radiator, laminate flooring.

Kitchen

4.78m x 2.61m (15' 8" x 8' 7") Spotlights to ceiling, double glazed windows to rear, a range of wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for dishwasher and washing machine, tiled splash back, radiator, large under stairs storage cupboard, double glazed door to side opening to side and rear garden.

Reception Room Two

4.1m x 3.76m (13' 5" x 12' 4") Double glazed windows to side and front, radiator, laminate flooring.



FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, double glazed window to rear, two built-in storage cupboards, laminate flooring.

Bedroom One

4.83m x 3.34m (15' 10" x 10' 11") Inset spotlights to ceiling, double glazed windows to front, fitted wardrobes, over bed units and vanity unit, radiator, laminate flooring.

Bedroom Two

3.89m x 3.75m (12' 9" x 12' 4") (Into bay) Spotlights to ceiling, double glazed windows to side and front, radiator, fitted wardrobes, laminate flooring.

Bedroom Three

3.41m x 2.59m (11' 2" x 8' 6") Double glazed windows to rear, radiator, laminate flooring.

Bathroom

2.97m x 2.27m (9' 9" x 7' 5") (Max) Obscure double glazed windows to rear, spotlights to ceiling, low level flush WC, hand wash basin set on base units, corner Jacuzzi bath, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 48' x 30' Part laid to raised decking and part laid to lawn.

Driveway

36' Driveway to side with double hardwood gates to front and garage to rear.

Front Exterior

Mostly paved giving off street parking and part laid to lawn.