



Cullen Square, South Ockendon

£315,000

- TWO BEDROOM END OF TERRACE HOUSE
- HIGHLY SOUGHT AFTER PROPERTY TYPE
- 17' FIRST BEDROOM EASILY CONVERTED INTO 2 BEDROOMS
- HUGE POTENTIAL TO REFURBISH/MODERNISE & EXTEND (SUBJECT TO PLANNING)
- 65' REAR GARDEN (APPROX)
- ADDITIONAL FRONT GARDEN
- OVERLOOKING PLAYING GREEN TO FRONT
- SEMI-RURAL LOCATION NEXT TO MARDYKE VALLEY COUNTRY PARK



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(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

Obscure double glazed windows to front, radiator, laminate flooring, eye-level storage cupboard housing fuse box and electricity meter, stairs to first floor.

Reception Room

4.14m x 4.3m (13' 7" x 14' 1") Double glazed windows to front, radiator, feature fireplace, laminate flooring.

Kitchen / Diner

4.3m x 2.36m (14' 1" x 7' 9") Spotlight bar to ceiling. double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space for freestanding fridge freezer, tiled splashbacks, black-and-white tiled flooring, radiator, door to rear opening into rear Lean-To.

Understairs Storage Cupboard / Utility Room

Built-in shelving, space and plumbing for washing machine, boiler, built-in storage cupboard housing gas meter.



Rear Lean-To

2.27m x 1.03m (7' 5" x 3' 5") Built in storage cupboard, windows to side, aluminium framed double glazed sliding door to rear opening to rear garden, laminate flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to insulated and part boarded loft, double glazed windows to side, electric heater, airing cupboard housing water tank, fitted carpet.

Bedroom One

5.38m (Into built in storage space) x 3.09m (17' 8" x 10' 2") Double glazed windows to front, radiator, built-in storage space, fitted carpet.

Bedroom Two

3.49m (Into built in storage space) x 3.23m (11' 5" x 10' 7") Double glazed windows to rear, radiator, built-in storage space, laminate flooring.



Bathroom

2.03m x 1.67m (6' 8" x 5' 6") Obscure double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin set on base units, tiled walls, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 65' (Max) Immediate patio area, remainder laid to lawn, timber shed to rear, metal shed to front, access to front via timber gate.

Front Exterior

Part hardstanding and part paved front garden.

