



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C		
(55 to 68) D	60	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	55	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Fyfield Drive, South Ockendon

GUIDE PRICE £350,000

- GUIDE PRICE £350,000- £360,000
- THREE BEDROOMS
- DETACHED HOUSE
- ENSUITE TO MASTER BEDROOM
- GROUND FLOOR WC
- CLOSE TO LOCAL AMENITIES / A13 & M25
- MULTI VEHICLE OFF STREET PARKING
- GARAGE





GROUND FLOOR

Front Entrance

Via uPVC door into:

Hallway

Radiator to side, wood grain effect laminate flooring,

Ground Floor WC

Comprising opaque double glazed windows to rear, low level flush WC, hand wash basin, tiled splash backs, radiator, wood grain effect laminate flooring.

Lounge

4.27m x 4.02m (14' 0" x 13' 2") Double glazed bay windows to front, double glazed window to side, under-stairs storage space, radiator, wood grain effect laminate flooring, stairs to first floor.

Kitchen / Diner

4.02m x 2.75m (13' 2" x 9' 0") Double glazed windows to rear, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, four ringed electric hob, extractor hood, space and plumbing for washing machine, integrated fridge, integrated freezer, radiator, vinyl flooring, uPVC framed double doors opening to rear garden.

FIRST FLOOR

Landing

Built in storage cupboard housing water tank, fitted carpet.



Bedroom One

3.92m x 2.62m (12' 10" x 8' 7") into fitted wardrobes, double glazed windows to rear, fitted wardrobes, radiator, wood grain effect laminate flooring.

Ensuite Bathroom

Comprising opaque double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, part tiled walls, vinyl flooring.

Bedroom Two

3.74m > 3.09m (12' 3" > 10' 2") Double glazed windows to front, radiator, built in storage cupboard, fitted wardrobes, wood grain effect laminate flooring.

Bedroom Three

2.63m x 1.65m (8' 8" x 5' 5") Double glazed window to front, radiator, wood grain effect laminate flooring.

Bathroom

2.61m x 1.75m (8' 7" x 5' 9") Double glazed window to rear, P-shaped panelled bath with shower attachment, hand wash basin, low level flush WC, part tiled walls, chrome hand towel radiator, tile effect vinyl flooring.

EXTERIOR

Rear Garden

12.0m x 9.72m (39' 4" x 31' 11") Part paved and part laid to lawn, timber shed to rear, access to front via timber gate, attached garage to side.

Attached Garage

5.67m x 2.67m (18' 7" x 8' 9") Power and lighting and up and over door to front.

Front Entrance

Fully paved giving off street parking for multiple vehicles.

