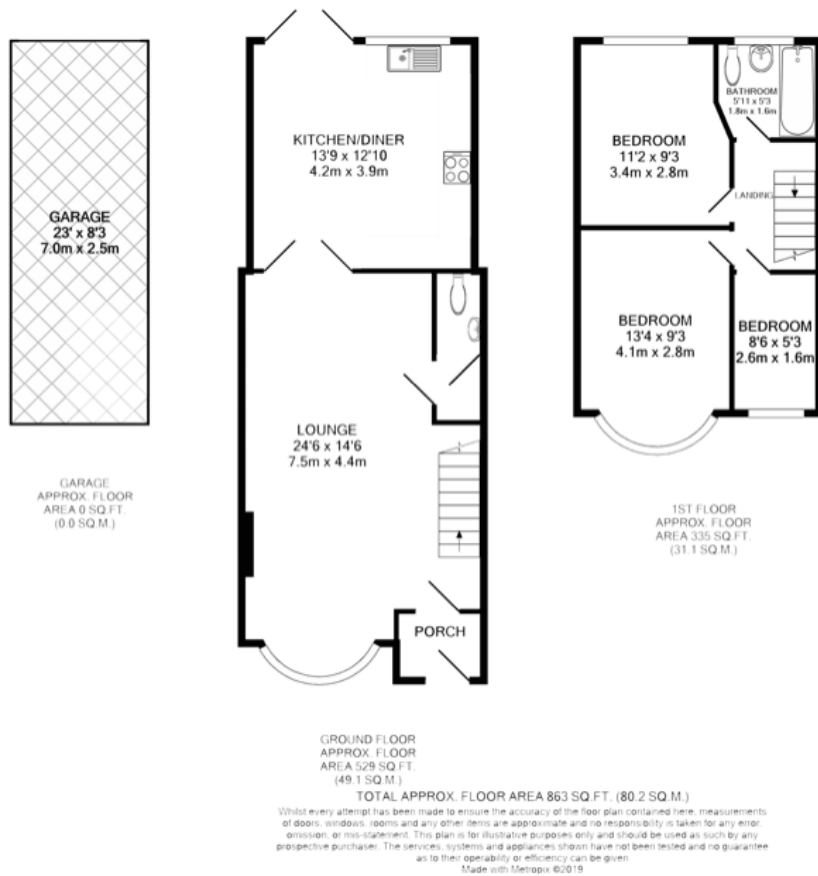





## Grange Road, South Ockendon

**£435,000**

- EXTENDED THREE BEDROOM TERRACED HOUSE
- EPC RATING C & COUNCIL TAX BAND C
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED THROUGHOUT
- 24' BAY FRONTED DOUBLE RECEPTION ROOM
- GROUND FLOOR WC
- GARAGE & SHELTERED STORAGE / SHED AREA
- ONE OF AVELEY'S MOST SOUGHT AFTER ROADS
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into porch; obscure double glazed windows both sides and front, radiator, tiled flooring, second front entrance via uPVC door opening into:

### **Reception Room**

6.61m (Not including bay) x 4.56m (21' 8" x 15' 0") > 3.51m (11' 6") Double glazed bay window to front, three radiators, electric fireplace, laminate flooring, hardwood framed double doors to rear opening into kitchen/diner, stairs to first floor.

### **Ground Floor WC**

Low-level flush WC, hand wash basin with tiled splashback, understairs storage cupboard with space for tumble dryer and built in shelving, tiled flooring.

### **Kitchen / Diner**

4.18m x 3.92m (13' 9" x 12' 10") Spotlight bar to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, one and a half bowl inset sink drainer with extendable mixer tap, integrated double oven, four ring gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, space for freestanding fridge freezer, tiled splashbacks, radiator, tiled flooring, uPVC framed double glazed double doors to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, spotlight to ceiling, fitted carpet.

### **Bedroom One**

4.4m (Into bay max) x 2.83m (14' 5" x 9' 3") Double glazed bay windows to front, radiator, fitted carpet.

### **Bedroom Two**

3.43m x 2.83m (11' 3" x 9' 3") > 2.57m (8' 5") Double glazed windows to rear, radiator, fitted carpet.

### **Bedroom Three**

2.53m x 1.66m (8' 4" x 5' 5") Double glazed windows to front, radiator, fitted carpet.

### **Bathroom**

1.89m x 1.72m (6' 2" x 5' 8") Obscure double glazed windows to rear, inset spotlights to ceiling, panelled bath, shower, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 100' Part paved and part laid to lawn, raised decking area to rear.

### **Detached Outbuilding**

5.77m x 3.19m (18' 11" x 10' 6") Inset spotlights to ceiling, air-conditioning unit, bar area, electric heater, aluminium framed double glazed sliding door to front and double glazed windows to side, carpet tiled flooring.

### **Garage**

6.84m x 2.62m (22' 5" x 8' 7") Power and lighting, timber framed sheltered area to side of garage with corrugated metal and timber roof.

### **Front Exterior**

Paved giving off street parking.