



**Erriff Drive, South Ockendon**  
**£390,000**

- THREE DOUBLE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 23' DOUBLE RECEPTION ROOM
- GROUND FLOOR WC
- 2007 BOILER WITH GOOD SERVICE HISTORY
- 55' REAR GARDEN (APPROX)
- GARAGE
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- POPULAR ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- APPROX 1 MILE TO OCKENDON C2C STATION





## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into:

### **Entrance Hall**

Small eye-level storage cupboard on entry housing electricity meter and fuse box, built-in storage cupboard, radiator, laminate flooring, stairs to first floor, access to accommodation.

### **Reception Room**

7.14m x 3.85m (23' 5" x 12' 8") Double glazed windows to front, radiator, built-in shelving to rear, double glazed windows and french doors to rear opening to rear garden, feature electric fireplace, fitted carpet.

### **Kitchen**

3.29m x 3.18m (10' 10" x 10' 5") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate worksurfaces, inset sink and drainer with mixer tap, four ring Neff electric hob, extractor hood, Neff integrated double oven, space and plumbing for washing machine, integrated dishwasher, space for fridge, radiator, tiled walls, vinyl tiled flooring, access to:

### **Rear Lobby**

Built in storage cupboard, vinyl tiled flooring, single door to side opening to side and rear garden, access to:



### **Ground Floor WC**

Obscure windows to side, low level flush WC, corner hand wash basin, part tiled walls, vinyl tiled flooring.

## **FIRST FLOOR**

### **Landing**

Via split-level stairs, double glazed windows to front and side, airing cupboard, fitted carpet.

### **Bedroom One**

4.07m x 3.36m (13' 4" x 11' 0") Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

### **Bedroom Two**

3.13m x 3.3m (10' 3" x 10' 10") Double glazed windows to rear, fitted wardrobes and vanity unit, built-in storage cupboard housing boiler, radiator, fitted carpet.

### **Bedroom Three**

3.35m x 3.0m (11' 0" x 9' 10") Double glazed windows to front, radiator, fitted wardrobes in vanity unit, fitted carpet.

### **Bathroom**

2.35m x 1.95m (7' 9" x 6' 5") > 1.71m (5' 7") Obscure double glazed windows to side, panelled bath, shower, low level flush WC, hand wash basin, tiled walls, chrome hand towel radiator, vinyl tiled flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 55' Immediate patio, remainder laid to lawn with bush and plant borders, access to front via metal gate.

### **Front Exterior**

Laid to lawn front garden, shed, driveway to side, double timber gates leading to garage to the rear.

