


Total area: approx. 150.7 sq. metres (1622.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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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Irvine Gardens, South Ockendon

£575,000

- FOUR BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EXTREMELY RARE OPPORTUNITY
- ONE OF OCKENDON'S MOST SOUGHT AFTER PROPERTY TYPES & LOCATION
- BOASTING OVER 1,600 SQUARE FEET OF LIVING SPACE
- HUGE POTENTIAL TO MODERNISE/REFURBISH
- TWO RECEPTION ROOMS
- GROUND FLOOR WC





GROUND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Under stairs storage cupboard, radiator, fitted carpet, stairs to first floor.

Reception Room One

4.96m x 3.71m (16' 3" x 12' 2") Leaded bay windows to rear, feature fireplace, radiator, original parquet flooring.

Reception Room Two

3.71m x 3.63m (12' 2" x 11' 11") Leaded windows and door to rear opening to rear garden, radiator, original parquet flooring.

Kitchen

3.54m x 3.46m (11' 7" x 11' 4") Leaded windows to front, a range of matching wall and base units, tiled work surfaces, space and plumbing for washing machine, integrated oven, four ring electric hob, space for freestanding fridge freezer, breakfast bar area, built in storage cupboards (one housing boiler), tiled splash backs, tiled flooring, hardwood door to side opening to side and rear garden.

Ground Floor WC (L-Shaped)

2.18m x 2.01m (7' 2" x 6' 7") (Max) Obscure windows to front, low-level flush WC, corner hand wash basin set on base unit, tiled walls, tiled flooring.



FIRST FLOOR

Landing

Via split-level stairs, windows to front, fitted carpet.

Bedroom One

4.98m (Max) x 3.7m (16' 4" x 12' 2") Leaded windows to rear, radiator, fitted carpet.

Potential Dressing Room

2.73m x 1.1m (8' 11" x 3' 7") Windows to rear, tiled flooring.

Bedroom Two

3.78m x 3.64m (12' 5" x 11' 11") Leaded windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

4.56m x 2.82m (15' 0" x 9' 3") Leaded windows to rear opening into dressing room, leaded windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Four

3.54m x 2.27m (11' 7" x 7' 5") Leaded windows to front, radiator, built in storage cupboards, fitted carpet.

Bathroom

2.53m (Max) x 1.97m (8' 4" x 6' 6") Leaded windows to front, low-level flush WC, hand wash basin set on base units, panelled bath with shower attachment, radiator, tiled walls, fitted carpet.

EXTERIOR

Rear Garden (Unmeasured)

Immediate patio, remainder laid to lawn.

Attached Garage

4.58m x 2.75m (15' 0" x 9' 0") Hardwood door to rear opening into garden, timber double doors to front, power and lighting.

Front Exterior

Laid to lawn front garden with bush borders and driveway giving off street parking for multiple cars.

