


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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### Corran Way, South Ockendon Offers Over £425,000

- GUIDE PRICE £425,000 TO £450,000 -
- GREATLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- HIGH SPECIFICATION THROUGHOUT
- 23' BAY-FRONTED FIRST RECEPTION
- 20' EXTENDED SECOND RECEPTION ROOM
- LANTERN SKYLIGHT WINDOWS
- OAK FLOORING
- BI-FOLDING DOORS







## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Base-level storage cupboards, radiator, built-in storage cupboard, engineered oak flooring.

### **Reception Room One**

7.23m x 3.06m (23' 9" x 10' 0") Double glazed bay windows to front, two radiators, engineered oak flooring, stairs to first floor.

### **Reception Room Two**

6.26m x 5.12m (20' 6" x 16' 10") Inset spotlights to ceiling, two lantern skylight windows to ceiling, double glazed windows to rear, two radiators, oak flooring. Extended kitchen area; with a range of matching wall and base units, laminate work surfaces, space and plumbing for washing machine, space for tumble dryer, space for American-style fridge freezer, laminate splashbacks, uPVC framed bi-folding doors to rear opening to rear garden.

### **Main Kitchen**

3.6m x 2.85m (11' 10" x 9' 4") Inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for double Range Master cooker, extractor hood, space and plumbing for washing machine, breakfast bar area, tiled splashbacks, tiled flooring.

### **Ground Floor Bathroom**

3.51m x 1.55m (11' 6" x 5' 1") Inset spotlights to ceiling, obscure double glazed windows to front and side, panelled bath, rainfall shower, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring.

