


Disclaimer  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	



## North Road, South Ockendon

Offers In Excess Of £1,300,000

- SIX BEDROOMS DETACHED HOUSE
- BOASTING OVER 2,800 SQUIRE FEET OF LIVING SPACE
- SELF CONTAINED ANNEXE WITH STEAM ROOM
- THREE RECEPTIONS & UTILITY ROOM
- FIVE BATHROOMS & GROUND FLOOR WC
- 29' KITCHEN WITH INTEGRATED APPLIANCES
- OFF STREET PARKING FOR MULTIPLE CARS



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Hallway**

5.77m x 2.93m (18' 11" x 9' 7").

### **Reception Room**

6.45m x 5.15m (21' 2" x 16' 11").

### **Reception Room Two / Playroom**

4.0m x 3.5m (13' 1" x 11' 6").

### **Kitchen / Diner**

9.0m x 3.35m (29' 6" x 11' 0").

### **Utility Room**

2.66m x 2.0m (8' 9" x 6' 7").

### **Ground Floor WC**

1.95m x 1.93m (6' 5" x 6' 4") > 1.34m (4' 5").

### **Office / Study**

2.89m x 2.65m (9' 6" x 8' 8").



### **Annexe**

5.65m x 5.47m (18' 6" x 17' 11").

### **Annexe Shower Room / Steam Room**

2.51m x 1.91m (8' 3" x 6' 3").

## **FIRST FLOOR**

### **Landing**

7.42m > 5.36m (24' 4" > 17' 7") x 2.97m (9' 9")

### **Bedroom One**

7.65m > 4.48m (25' 1" > 14' 8") x 3.79m (12' 5").

### **Ensuite Shower Room**

2.8m x 1.68m (9' 2" x 5' 6").

### **Bedroom Two**

4.03m x 3.37m (13' 3" x 11' 1").

### **Bedroom Three**

3.57m x 2.98m (11' 9" x 9' 9").

### **Ensuite Shower Room**

1.92m x 1.91m (6' 4" x 6' 3").

### **Bedroom Four**

3.38m x 3.57m (11' 1" x 11' 9") Into fitted wardrobes.

### **Bedroom Five**

3.37m x 3.2m (11' 1" x 10' 6").

### **Bathroom**

2.3m x 2.1m (7' 7" x 6' 11").

## **EXTERIOR**

### **Rear Garden**

Approximately 130'.

### **Side Garden**

Approximately 20' wide.