



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Arisdale Avenue, South Ockendon £399,995

- BRAND NEW DEVELOPMENT FOR 2021
- HELP TO BUY SCHEME AVAILABLE
- THREE DOUBLE BEDROOMS OVER THREE STOREYS
- FINISHED TO A HIGH SPECIFICATION
- TWO BATHROOMS & GROUND FLOOR WC
- 20' KITCHEN / DINER WITH INTEGRATED APPLIANCES
- CLOSE TO AMENITIES & SCHOOLS WITH EASY ACCESS TO A13, M25 & LAKESIDE
- WITHIN A MILE OF OCKENDON C2C STATION



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GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Large built-in under-stairs storage cupboard housing fuse box, radiator, laminate flooring, stairs to first floor.

Ground Floor WC

2.06m x 0.92m (6' 9" x 3' 0") Opaque double glazed windows to front, low level flush WC, hand wash basin inset within base units, radiator, tiled splash backs, tiled flooring.

Kitchen / Diner

6.06m x 1.95m (19' 11" x 6' 5") Inset spotlights to ceiling, double glazed windows to front, range of integrated handled matching wall and base units, granite work surfaces, one and half bowl inset sink and drainer with extendable mixer tap, integrated oven with four ring electric hob, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, granite splash backs, radiator, tiled flooring.

Reception Room

4.13m x 3.62m (13' 7" x 11' 11") Inset spotlights to ceiling, radiator, laminate flooring, uPVC framed bi-folding doors to rear opening to rear garden.



FIRST FLOOR

Landing

Inset spotlights to ceiling, fitted carpet, stairs to second floor.

Bedroom One

4.13m x 3.62m (13' 7" x 11' 11") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Two

4.12m x 3.63m (13' 6" x 11' 11") > 2.95m (9' 8") Double glazed windows to front, inset spotlights to ceiling, radiator, fitted carpet.



Bathroom

2.29m x 1.96m (7' 6" x 6' 5") Inset spotlights to ceiling, P-shaped panelled bath, shower, low level flush WC, hand wash basin inset within base units, part tiled walls, chrome hand towel radiator, tiled flooring.

SECOND FLOOR

Bedroom Three

4.26m x 3.44m (14' 0" x 11' 3") x 4.14m > 2.9m (13' 7" > 9' 6") Inset spotlights ceiling double glazed windows to rear, radiator, fitted carpet.



Ensuite Shower

2.04m x 1.86m (6' 8" x 6' 1") Inset spotlights to ceiling, low level flush WC, hand wash basin inset within base units, shower cubicle, chrome hand towel radiator, tiled splash back, tiled flooring.

EXTERIOR

Rear Garden

Approximately 35ft x 15ft - Immediate patio area, lawn to be laid, timber shed to come, access to rear via timber gate.

