


TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	81
England, Scotland & Wales		EU Directive 2002/91/EC	

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Mollands Lane, South Ockendon

£460,000

- THREE LARGE BEDROOM SEMI DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- LOCATED ON ONE OF OCKENDON'S MOST SOUGHT AFTER ROADS
- TWO RECEPTIONS
- KITCHEN WITH INTEGRATED APPLIANCES & OAK WORKTOPS
- NEW BOILER 2021
- 23' ATTACHED GARAGE
- WELL MAINTAINED, UNOVERLOOKED REAR GARDEN





FIRST FLOOR

Front Entrance

Via uPVC door opening into porch; double glazed windows to front, tiled flooring, second front entrance via hardwood door opening into:

Reception Room One

5.64m x 4.17m (18' 6" x 13' 8") (Max) Double glazed bay windows with integral shutter blinds to front, feature stone fireplace, two radiators, fitted carpet.

Reception Room Two

2.87m x 2.7m (9' 5" x 8' 10") Under stairs storage cupboard, radiator, double glazed windows and double doors to rear with integral opening shutter blinds, fitted carpet.

Kitchen

2.85m x 2.81m (9' 4" x 9' 3") Spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, oak work surfaces, butler style sink with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated fridge, space and plumbing for washing machine, tiled splash back, tiled flooring, uPVC double glazed door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, double glazed windows to side with integral shutter blinds, fitted carpet.



Bedroom One

3.95m x 3.01m (13' 0" x 9' 11") Double glazed windows with integral shutter blinds to front, radiator, fitted wardrobes and over-bed units, fitted carpet.

Bedroom Two

3.14m x 2.94m (10' 4" x 9' 8") (Into fitted wardrobes) Double glazed windows with integral shutter blinds to rear, radiator, fitted wardrobes, fitted carpet.



Bedroom Three

2.7m x 2.51m (8' 10" x 8' 3") Double glazed windows with integral shutter blinds to front, radiator, fitted wardrobes, fitted carpet.

Bathroom

2.51m x 1.65m (8' 3" x 5' 5") Obscure double glazed windows with integral shutter blinds to rear, P-Shaped panelled bath, rainfall shower, low level flush WC, hand wash basin, tiled walls, radiator, heated towel rail, tiled flooring.



EXTERIOR

Rear Garden

Approximately 34' Part paved part laid to lawn with feature dividing wall, bush and plant borders.

Attached Garage

7.27m x 2.38m (23' 10" x 7' 10") Power and lighting up and over door to front, uPVC double glazed door and windows to rear.



Front Exterior

Small laid to lawn front garden, remainder paved giving off street parking.