



Erriff Drive, South Ockendon, RM15 5AW

- Extended House
- Two Double Bedrooms
- Modern Kitchen & Separate Utility Room
- Backing Onto Playing Field
- 61ft Landscaped Rear Garden with Side Access
 - Driveway to Front
 - Scope to Extend Further STPP
- 23 Min Walk to Ockendon Station (source: google maps)

£350,000 - Freehold - Council Tax: C

Erriff Drive

South Ockendon, RM15 5AW



Entrance Hall

Double glazed windows to two aspects, entrance door. Smooth ceiling, radiator with thermostatic valve, stairs to first floor, laminate flooring.

Reception Room

13'1 x 12'5 max sizes (3.99m x 3.78m max sizes) Double glazed window. Smooth ceiling, radiator, laminate flooring.

Kitchen

16'4 x 9'5 max sizes (4.98m x 2.87m max sizes) Double glazed window. Smooth ceiling, spotlights, range of gloss white base and eye level wall cabinets with worktops, single drainer stainless steel sink, part tiled walls, integrated dishwasher, space for freestanding American style fridge/freezer, electric hob set into worktop with stainless steel overhead extractor hood and integrated oven beneath, wall mounted Vaillant boiler, storage cupboard under stairs, porcelain tile floor.

Utility Room

8'7 x 8'3 (2.62m x 2.51m) Double glazed windows to two aspects, double glazed door to rear garden. Smooth ceiling, spotlights, base units with worktop, single drainer stainless steel sink, spaces for washing machine and tumble dryer, porcelain tiled floor.

First Floor Landing

Smooth ceiling, access to loft, storage cupboard, radiator with thermostatic valve, carpet.

Bedroom One

18'7 x 10'7 max sizes (5.66m x 3.23m max sizes) Two double glazed windows. Radiator with thermostatic valve, built in cupboard, laminate flooring.

Bedroom Two

11'7 x 9'8 max sizes (3.53m x 2.95m max sizes) Double glazed window. Smooth ceiling, radiator with thermostatic valve, built in cupboard, laminate flooring.

Bathroom

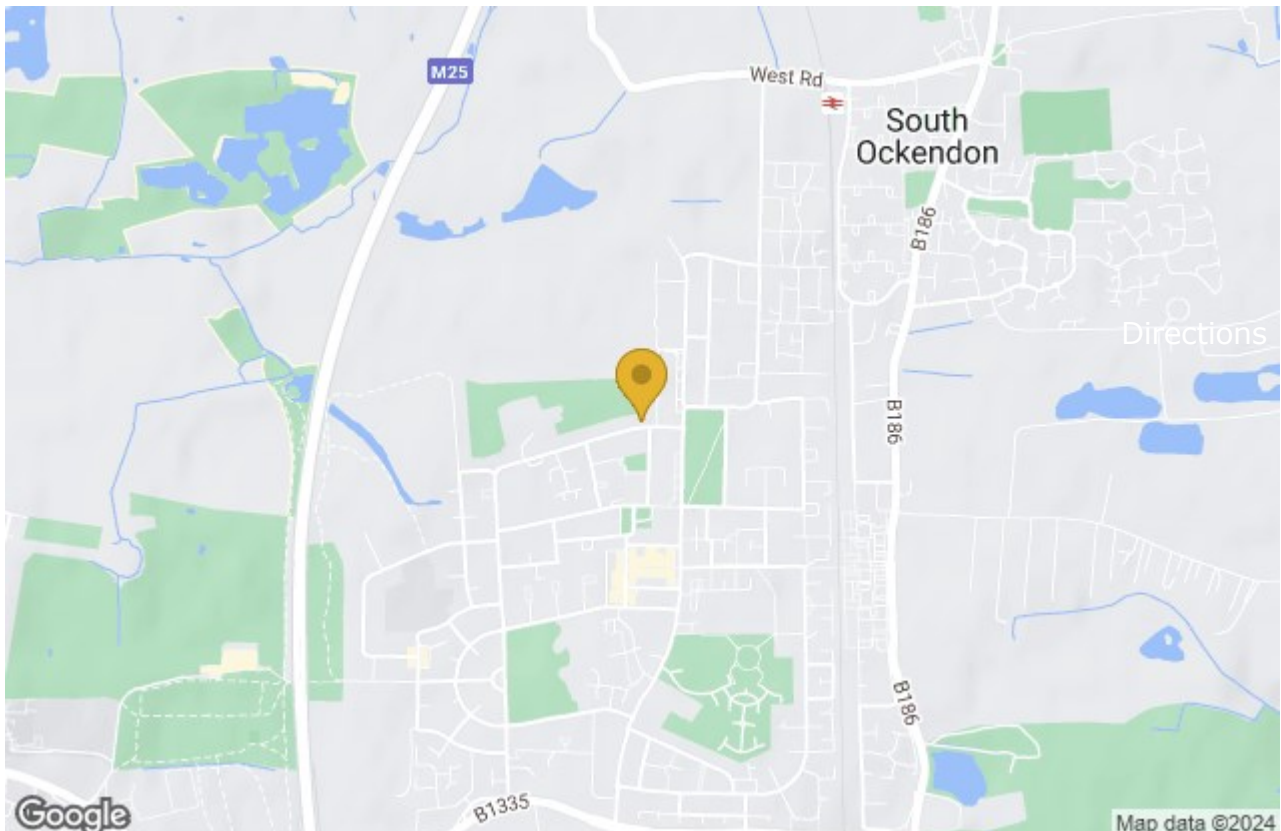
8'5 x 5'4 (2.57m x 1.63m) Two double glazed windows. Smooth ceiling, spotlights, panelled bath with separate overhead shower and glass screen, pedestal wash basin, low level WC, tiled walls, heated towel rail, tiled floor.

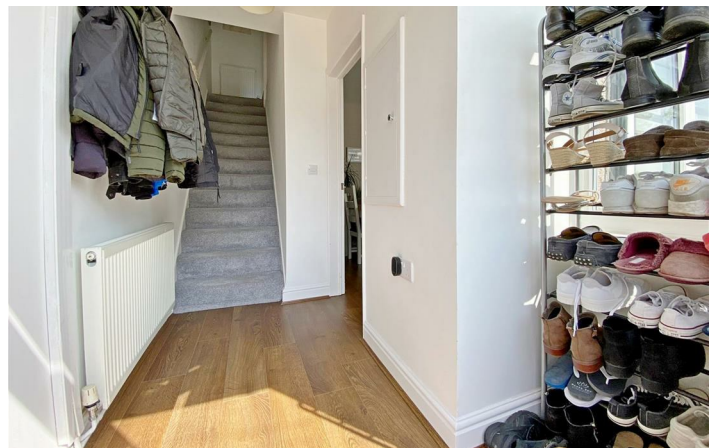
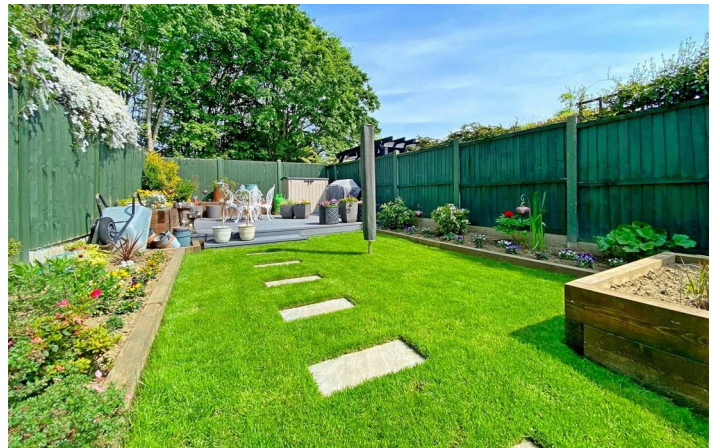
Rear Garden - North Facing

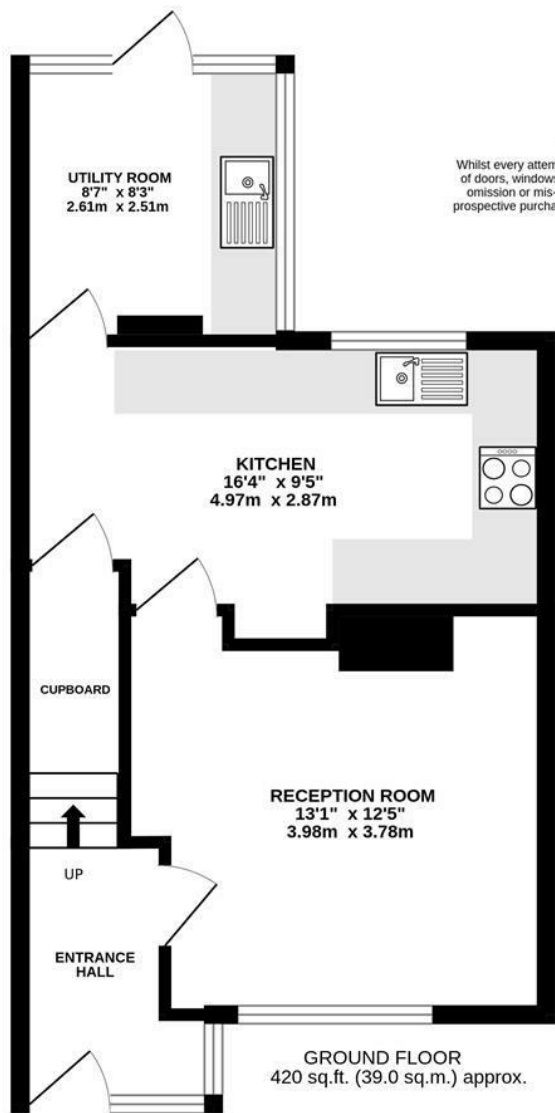
61' x 19' (18.59m x 5.79m) Recently landscaped, set over four tiers, two Indian Sandstone tiers, turfed tier, composite decked tier, perimeter raised sleeper flower beds, pedestrian access via side alley and gate, outside tap, outside light.

Parking

Block paved driveway to the front of the property.

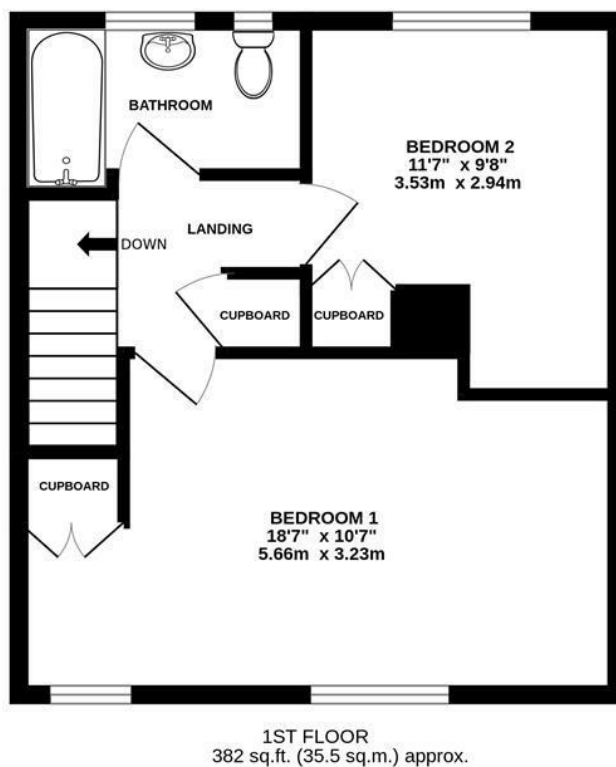






TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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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Material Information:
Council Tax Band: C
Tenure: Freehold

