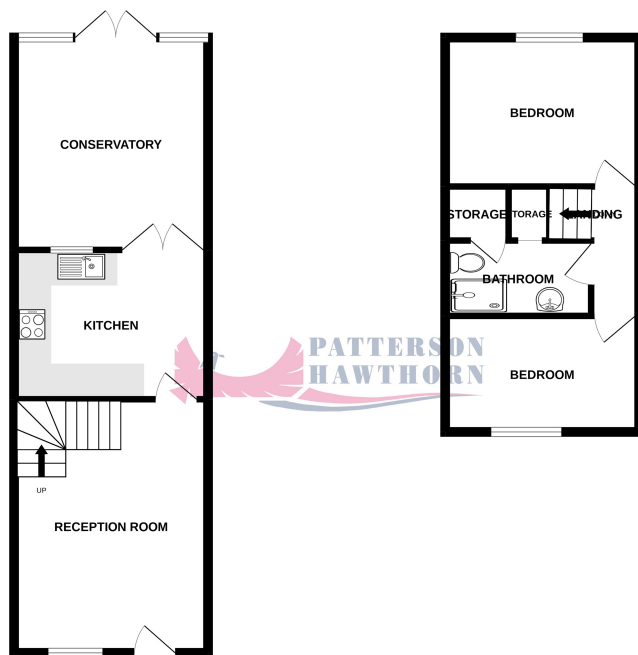


GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.
While 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 10/2012

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		90
(81 to 91) B		
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



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Cruick Avenue, South Ockendon Guide Price £350,000

- TWO BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- MAINTAINED & PRESENTED TO A HIGH STANDARD THROUGHOUT
- 15' RECEPTION ROOM & 12' CONSERVATORY
- 50' (APPROX) LANDSCAPED REAR GARDEN WITH PRIVATE WALKWAY TO GARAGE
- RE-FITTED SHOWER ROOM
- OFF STREET PARKING FOR TWO CARS (IN FRONT OF GARAGE)
- SOUGHT AFTER ROAD CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO STATION, A13, M25 & LAKESIDE



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GROUND FLOOR

Front Entrance

Via hardwood door, opening into:

Reception Room

4.72m x 3.61m (15' 6" x 11' 10"). Double glazed windows to front, radiator, laminate flooring, under stairs storage cupboard, stairs to first floor.

Kitchen/Diner

3.61m x 2.75m (11' 10" x 9' 0"). Two spotlight bars to ceiling, double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, space and plumbing for washing machine, space for fridge, space for freezer, tiled splash backs, laminate flooring, hardwood framed double doors to rear opening into:

Conservatory

3.94m x 3.31m (12' 11" x 10' 10"). Double glazed windows to rear, laminate flooring, uPVC framed double doors to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.



Bedroom One

3.61m x 2.76m (11' 10" x 9' 1"). Double glazed windows to rear, radiator, laminate flooring.

Bedroom Two

3.61m x 2.2m (11' 10" x 7' 3"). Double glazed windows to front, radiator, laminate flooring.

Shower Room

2.62m x 1.37m (8' 7" x 4' 6"). Inset spotlights to ceiling, modern double rainfall shower cubicle, hand-wash basin inset within a base unit, floating WC, built-in over stairs storage cupboard, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approx. 50'. Immediate decking area, patio area to rear, brick flowerbed borders with various bushes and plants, remainder laid to lawn, private gated rear pathway to:

Garage

Metal up and over door to front, hardwood door to rear, hard standing driveway in front of garage giving off street parking for two cars.

Front Exterior

Small gravel slate garden with various plants.

