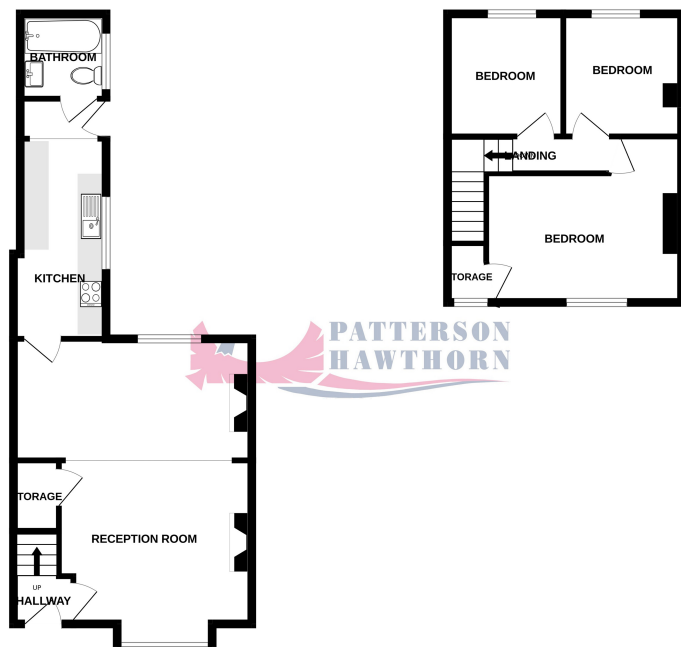


GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA - 753 sq.ft. (69.9 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.
Made with Metreplan CS2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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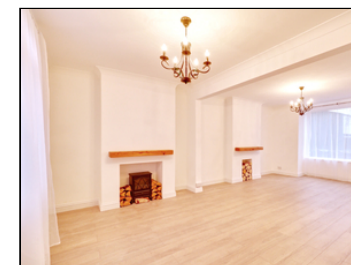
Ockendon@pattersonhawthorn.co.uk



West Road, South Ockendon

Guide Price £325,000

- THREE BEDROOMS TERRACED HOUSE
- NO ONWARD CHAIN
- RE-FITTED KITCHEN & BATHROOM
- ONLY 110 YARDS TO OCKENDON C2C STATION
- PARKING TO REAR
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- EASY ACCESS TO A13, M25 & LAKESIDE
- IDEAL FIRST TIME BUY



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GROUND FLOOR

Front Entrance

Va uPVC door opening into:

Hallway

Entrance mat flooring, stairs to first floor.

Reception Room

6.54m x 4.94m (21' 5" x 16' 2") > 4.0m (13' 1") Double glazed windows to front and rear, two radiators, two feature fireplaces with oak mantle pieces, under-stairs storage cupboard, laminate flooring.

Kitchen

5.12m x 1.77m (16' 10" x 5' 10") Double glazed windows to side, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, electric hob, extractor hood, space and plumbing for appliances, laminate splash backs, laminate flooring, uPVC door to side opening to rear garden.



Bathroom

1.76m x 1.75m (5' 9" x 5' 9") Opaque double glazed windows to side, low-level flush WC, hand wash basin with waterfall mixer tap inset within a base unit, panelled bath, shower, chrome hand towel radiator, tiled walls, tiled flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

4.03m x 2.57m (13' 3" x 8' 5") Double glazed window to front, radiator, fitted carpet, large built-in storage cupboard/walk in wardrobe, double glazed window to front, fitted carpet.

Bedroom Two

2.45m x 2.54m (8' 0" x 8' 4") Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

2.58m x 2.39m (8' 6" x 7' 10") Double glazed window to rear, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 31' Hard standing, timber gate to rear accessing parking to rear, detached timber shed.

Front Exterior

Fully Paved.