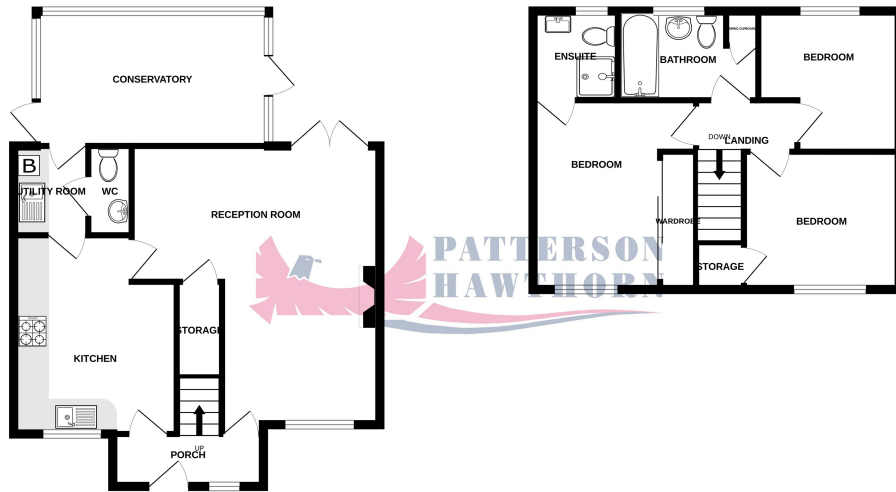



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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 Metropix 12/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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.



## Rowan Way, South Ockendon

### £475,000

- THREE BEDROOM DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- RE-FITTED CONTEMPORARY KITCHEN & UTILITY ROOM
- 17' x 15' RECEPTION ROOM
- CONSERVATORY
- GROUND FLOOR WC
- ENSUITE SHOWER ROOM/WC TO BEDROOM ONE
- FAMILY BATHROOM





## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Double glazed window to front, radiator, fitted carpet, stairs to first floor.

### **Reception Room (L-Shaped)**

5.45m x 4.86m (17' 11" x 15' 11") (Max) Double glazed windows to front, two radiators, fireplace, built-in storage cupboard, uPVC framed double doors to rear with integral blinds opening to rear garden.

### **Kitchen**

3.61m x 3.19m (11' 10" x 10' 6") (Max) Double glazed windows to front, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated double oven, four ring gas hob, extractor hood, integrated dishwasher, tiled splash back, radiator, tiled flooring.

### **Utility Room**

17.5m x 1.43m (57' 5" x 4' 8") Space and plumbing for washing machine, space for tumble dryer, boiler, laminate work surface, inset sink and drainer with mixer tap, a range of wall and base units, tiled flooring.

### **Ground Floor WC**

1.69m x 0.85m (5' 7" x 2' 9") Low level flush WC, hand wash basin with tiled splash back, radiator, tiled flooring.



### **Conservatory**

4.55m x 2.64m (14' 11" x 8' 8") Double glazed windows with integral blinds throughout, feature exposed brick walls, radiator, laminate flooring, corrugated plastic ceiling, uPVC framed doors to both sides opening to rear garden.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft with lighting, fitted carpet.

### **Bedroom One**

3.52m x 3.26m (11' 7" x 10' 8") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Ensuite Shower Room**

1.86m x 1.76m (6' 1" x 5' 9") Obscure double glazed window to rear, low level flush WC, hand wash basin set on base units with tiled splash back, shower cubicle, chrome radiator, laminate flooring.

### **Bedroom Two**

3.04m x 2.46m (10' 0" x 8' 1") Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

### **Bedroom Three**

2.79m x 2.79m (9' 2" x 9' 2") Double glazed windows to rear, radiator, fitted carpet.

### **Bathroom**

2.75m x 1.85m (9' 0" x 6' 1") Obscure double glazed windows to rear, panelled bath, shower, low level flush WC, hand wash basin, built-in storage cupboard, radiator, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 42' x 36' immediate wrap-around patio with raised brick flowerbed, remainder laid to lawn with bush and plant borders, timber shed, access to front via timber gate.

### **Detached Garage**

5.29m x 2.77m (17' 4" x 9' 1") Metal up and over door to front, uPVC door to rear, power and lighting, timber ceiling storage beams.

### **Front Exterior**

Small paved front garden with bush borders, hard standing driveway in front of garage giving off street parking for at least two cars.

