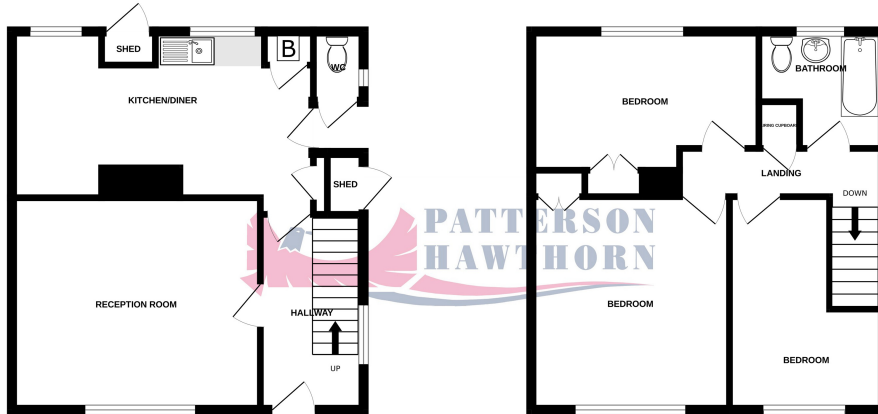


GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



Carnach Green, South Ockendon £350,000

- THREE LARGE BEDROOMS END OF TERRACE HOUSE
- 57' x 54' CORNER PLOT REAR GARDEN
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- 17' KITCHEN/DINER
- EXTERNAL WC
- GREAT POTENTIAL TO MODERNISE/REFURBISH
- CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, STATION & MAJOR ROADS
- IDEAL FIRST TIME BUY





GROUND FLOOR

Front Entrance

Via UPVC door opening into:

Entrance Hall

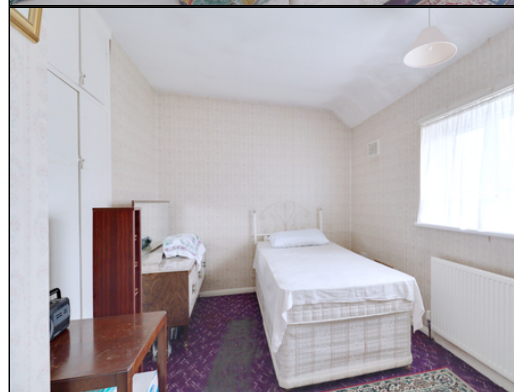
Double glazed windows to side, radiator, under stairs storage space, fitted carpet, stairs to first floor.

Reception Room

4.43m x 3.79m (14' 6" x 12' 5"). Double glazed windows to front, feature fireplace, radiator, fitted carpet.

Kitchen/Diner

5.39m x 2.97m (17' 8" x 9' 9"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink and drainer, space and plumbing for washing machine, built-in storage cupboards (one housing boiler), radiator, part vinyl flooring, part fitted carpet, uPVC door to side opening to external WC & rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, airing cupboard, double glazed windows to side, fitted carpet.

Bedroom One

3.81m x 3.54m (12' 6" x 11' 7"). Double glazed windows to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom Two

3.81m x 2.79m (12' 6" x 9' 2"). Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

4.07m x 2.47m (13' 4" x 8' 1"). Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bathroom

2.22m x 2.04m (7' 3" x 6' 8"). Double glazed windows to rear, panel bath, shower, low level flush WC, hand wash basin, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approx. 57' x 54'. Immediate wraparound hardstanding area, remainder laid to lawn, access to front via timber gate. Two built-in single integral sheds. External high-level flush WC.

Front Exterior

Laid to lawn front garden, hardstanding path to front.