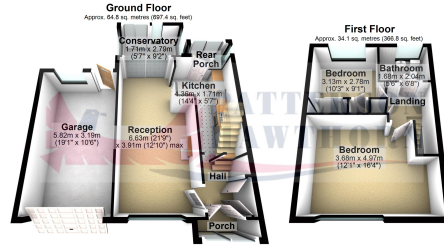


Total area: approx. 98.9 sq. metres (1064.3 sq. feet)



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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>		74
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Broxburn Drive, South Ockendon

£399,000

- TWO BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- 39' WIDE SIDE PLOT (APPROX)
- HUGE POTENTIAL TO EXTEND OR DEVELOP (SUBJECT TO PLANNING)
- 20' RECEPTION ROOM & CONSERVATORY
- 16' MAIN BEDROOM, EASILY CONVERTED INTO 2 BEDROOMS
- EPC RATING D & COUNCIL TAX BAND C



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.





## **GROUND FLOOR**

### **Front Entrance**

Via aluminium framed obscure double glazed sliding door opening into storm porch, second front entrance via hardwood double doors opening into:

### **Entrance Hall**

Built in storage cupboard, radiator, fitted carpet, stairs to first floor.

### **Reception Room**

6.3m x 2.19m (20' 8" x 7' 2") Double glazed windows to front, feature gas fireplace, radiator, aluminium framed double glazed sliding doors to rear opening into:

### **Conservatory**

2.79m x 1.71m (9' 2" x 5' 7") Double glazed windows throughout, fitted carpet, double glazed sliding door to rear opening to rear garden.

### **Kitchen**

4.36m x 1.71m (14' 4" x 5' 7") Inset spotlights to ceiling, integrated oven, four ring electric hob, space and plumbing for washing machine, space for freestanding fridge freezer, part tiled walls, vinyl flooring, uPVC framed double glazed single door to rear opening to:

### **Rear Lobby**

Double glazed windows and sliding door opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, airing cupboard, fitted carpet.

### **Bedroom One**

4.97m x 3.68m (16' 4" x 12' 1") Double glazed windows to front, radiator, fitted wardrobes, wall units and vanity unit, fitted carpet.

### **Bedroom Two**

3.13m x 2.78m (10' 3" x 9' 1") Double glazed windows to rear, radiator, fitted wardrobes with sliding mirrored doors, built-in storage cupboard, fitted carpet.

### **Bathroom**

2.04m x 1.68m (6' 8" x 5' 6") Obscure double glazed windows to rear, panelled bath with shower attachment, additional shower, low level flush WC, hand wash basin, radiator, tiled walls, fitted carpet.

## **EXTERIOR**

### **Rear Garden**

Part paved and part laid to lawn with side plot measuring approximately 39' Wide (including attached garage).

### **Attached Garage**

5.82m x 3.19m (19' 1" x 10' 6") Up and over door to front, door to rear, obscure windows, power and lighting.

### **Front Exterior**

Part paved and part laid to lawn, driveway in front of garage giving off street parking.