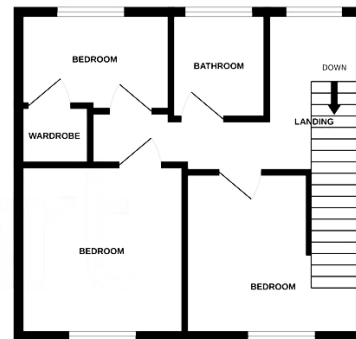
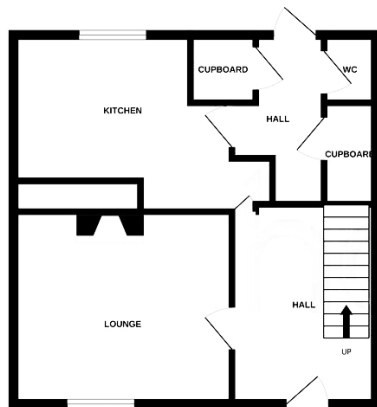


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 v2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(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	

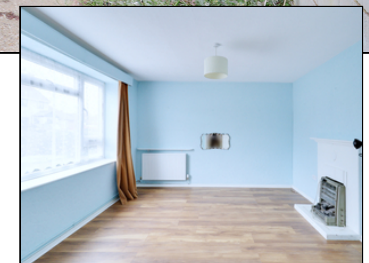
Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of 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.



Araglen Avenue, South Ockendon

£325,000

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- 13' x 11' RECEPTION ROOM
- 16' KITCHEN/DINER
- GROUND FLOOR WC
- FIRST FLOOR FAMILY SHOWER ROOM
- 36' REAR GARDEN (APPROX)
- APPROX 1.1 MILES TO OCKENDON C2C STATION





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Entrance Hall

Obscure double glazed window to front, small eye-level storage cupboard housing electricity meter and fuse box, radiator, vinyl flooring, stairs to first floor.

Reception Room

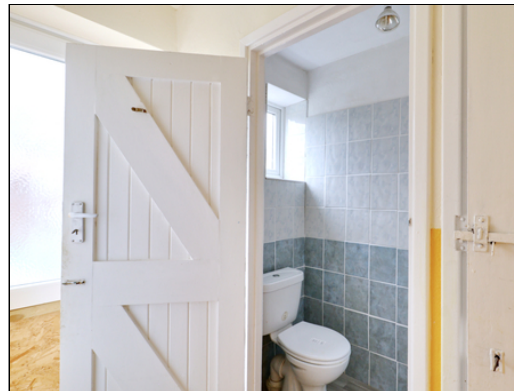
4.13m x 3.63m (13' 7" x 11' 11"). Double glazed windows to front, two radiators, feature fireplace, laminate flooring.

Kitchen/Diner

5.06m x 3.88m x 3.13m (16' 7" x 12' 9" x 10' 3"). Double glazed windows to rear, a range of matching wall and base units, laminated work surfaces, inset sink & drainer with mixer tap, space for double cooker, space and plumbing for appliance, space for fridge, tiled splashbacks, radiator, tiled flooring, built-in storage cupboards.

Rear Lobby

2.11m x 0.91m (6' 11" x 3' 0"). Built-in storage cupboard housing boiler, additional under stairs storage cupboard, vinyl flooring, uPVC framed door to rear opening to rear garden, Access to:



Ground Floor WC

1.31m x 0.98m (4' 4" x 3' 3"). Double glazed window to rear, low-level flush WC, tiled walls, vinyl flooring.

FIRST FLOOR

Landing

Double glazed windows to rear, built-in storage cupboard, fitted carpet.

Bedroom One

4.05m (max) x 3.72m (13' 3" x 12' 2"). Double glazed windows to front, built-in storage cupboard, radiator, fitted carpet.

Bedroom Two

4.05m x 2.97m (13' 3" x 9' 9"). Double glazed windows to front, radiator, built-in base level storage cupboard, fitted carpet.

Bedroom Three

2.75m x 2.7m (9' 0" x 8' 10"). Double glazed windows to rear, built-in storage cupboard, fitted carpet.

Shower Room

2.1m x 1.71m (max) (6' 11" x 5' 7"). Obscure double glazed windows to rear, low-level flush WC, hand wash basin, radiator, shower cubicle, tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 36'. part hardstanding, part laid to lawn.

Front Garden

Hardstanding pathway, flower bed borders, raised patio.