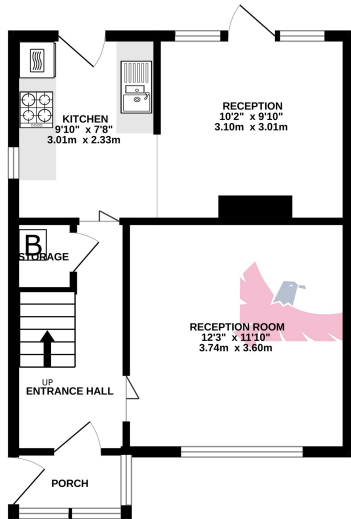
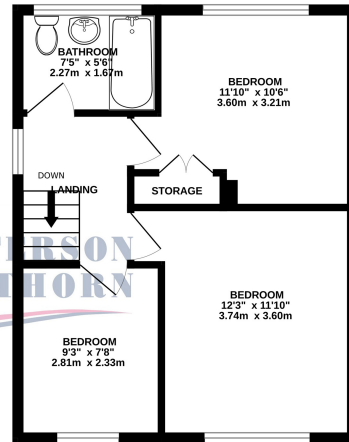


GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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



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Martin Road, South Ockendon

£400,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- 12' SIDE PLOT
- HUGE POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- FRONT & REAR GARDENS
- DETACHED GARAGE
- OFF STREET PARKING FOR TWO CARS
- ATTACHED BRICK SHED WITH POWER
- EXTERNAL WC
- CLOSE TO AVELLY TOWN CENTRE



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.

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GROUND FLOOR

Front Entrance

Via uPVC door opening into porch, double glazed windows to front and side entrance, aluminium framed double glazed door opening into:

Entrance Hall

Under stairs storage cupboard housing boiler, radiator, fitted carpet, stairs to first floor.

Reception Room

3.74m x 3.61m (12' 3" x 11' 10") Double glazed windows to front, fireplace, fitted carpet.

Kitchen / Diner

5.42m x 3.01m (17' 9" x 9' 11") Kitchen area: Obscure double glazed window to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven space for microwave, gas hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled walls, tiled flooring, aluminium framed obscure double glazed single door to rear opening to sheltered brick shed/outbuilding and rear garden. Dining area: Double glazed windows to rear, radiator, fitted carpet, aluminium framed double glazed door to rear opening to garden.

Attached Brick Shed

2.68m x 2.5m (8' 10" x 8' 2") > 1.55m (5' 1") Plastic roof, double glazed windows to rear, power and lighting.



External WC

Low level flush WC, hand wash basin, obscure windows to side.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed obscure window to side, fitted carpet.

Bedroom One

3.74m x 3.12m (12' 3" x 10' 3") Double glazed windows to front, radiator, fitted wardrobes and over bed units, fitted carpet.

Bedroom Two

3.12m x 3.03m (10' 3" x 9' 11") Double glazed windows to rear, radiator, built in storage cupboards, fitted carpet.

Bedroom Three

2.88m x 2.22m (9' 5" x 7' 3") Double glazed windows to front, radiator, fitted carpet.

Bathroom

Double glazed obscure window, panelled bath, hand wash basin, low level flush WC, tiled walls, laminate flooring.

EXTERIOR

Rear Garden (Unmeasured)

Part hard standing and part laid to lawn, timber shed to rear.

Side Plot

Approximately 12'.

Front Exterior

Laid to lawn front garden with bush and tree borders, detached garage, hard standing driveway in front of garage giving off street parking for two cars.