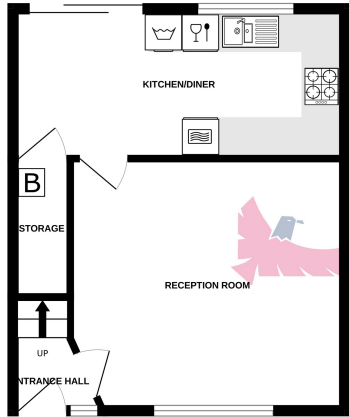
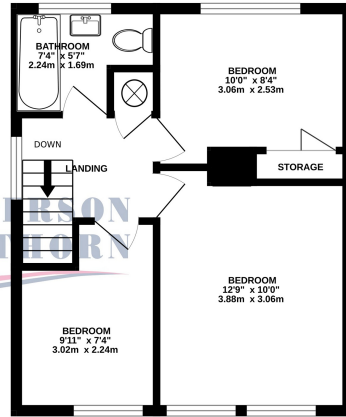


GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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 10/2024



Monnow Road, South Ockendon

£390,000

- THREE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- RECENTLY REFURBISHED, REDECORATED , NEW CARPETS
- RE-FITTED KITCHEN & BATHROOM
- TWO GARDENS (FRONT & REAR)
- COMMUNAL RESIDENTS CAR PARK & GREEN TO FRONT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
- SOUGHT AFTER LOCATION CLOSE TO SHOPS, AMENITIES & SCHOOLS
- EASY ACCESS TO BUSES, A13 & M25



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 uPVC door opening into:

Entrance Hall

Eye-level storage cupboard housing electricity meter and fuse box, obscure double glazed window to front, radiator, fitted carpet, stairs to first floor.

Reception Room

4.28m x 4.02m (14' 1" x 13' 2") Double glazed windows to front, radiator, fitted carpet.

Kitchen / Diner

5.3m x 2.39m (17' 5" x 7' 10") Inset spotlights to ceiling, double glazed windows to rear, a range of integrated handled matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated oven, space and plumbing for washing machine and dishwasher, tiled splash backs, large under stairs storage cupboard housing boiler, laminate flooring, aluminium framed double glazed sliding door to rear opening to rear garden.



FIRST FLOOR

Landing

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

Bedroom One

3.79m x 2.97m (12' 5" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

2.98m x 2.61m (9' 9" x 8' 7") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

3.12m (Max) x 2.28m (10' 3" x 7' 6") Double glazed windows to front, radiator, fitted carpet.

Bathroom

2.24m x 1.69m (7' 4" x 5' 7") Obscure double glazed windows to rear, low level flush WC, hand wash basin set on base unit, panelled bath with shower attachment.



EXTERIOR

Rear Garden (Irregular Shaped)

Approximately 60' (Max) Immediate hard standing wrap-around pathway, remainder laid to lawn with bush and plant borders.

Side Garden

Approximately 22' (Long) x 15' > 5' (Wide) Hardstanding access to front via timber gate.

Front Garden (Unmeasured)

Laid to lawn with paved pathway to centre.

Communal parking to front.

