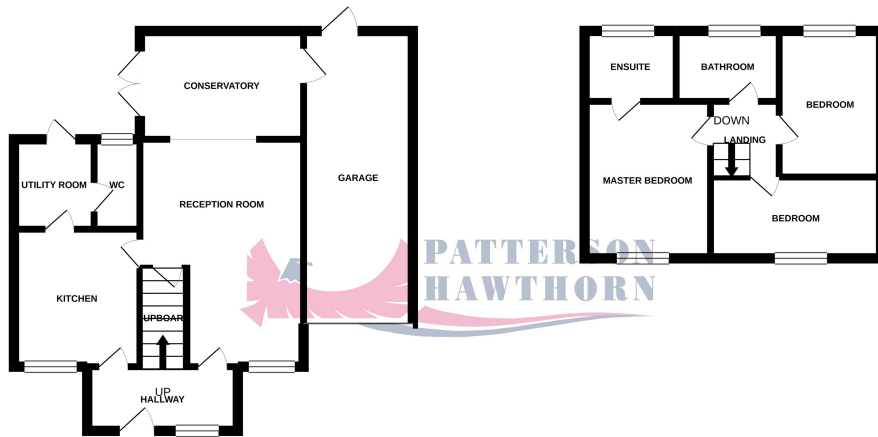


GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.


1ST FLOOR  
221 sq.ft. (20.6 sq.m.) approx.




TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	71
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	61	70
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



## Laburnum Grove, South Ockendon £400,000

- THREE BEDROOMS
- DETACHED HOUSE
- ENSUITE SHOWER ROOM TO MASTER
- CONSERVATORY
- GROUND FLOOR WC & UTILITY ROOM
- INTEGRAL GARAGE & OFF STREET PARKING
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN



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 into:

### Hallway

Double glazed window to front, bamboo wood flooring, stairs to first floor.

### Kitchen

3.61m x 3.18m (11' 10" x 10' 5") Double glazed window to front, laminate work surfaces, two inset sinks with chrome mixer tap, space for large cooker, extractor hood, space for freestanding fridge freezer, integrated dishwasher, tiled splash backs ,radiator, tiled flooring.

### Utility Room

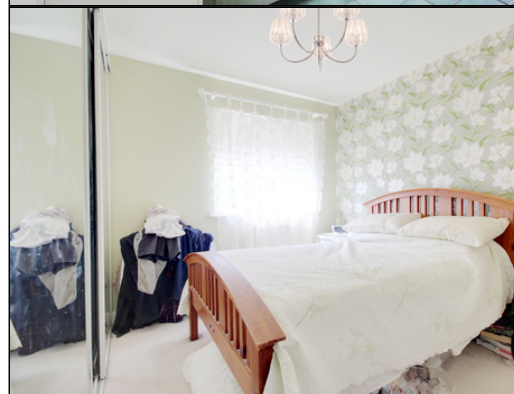
1.75m x 1.4m (5' 9" x 4' 7") Range of matching wall and base units, laminate work surface. inset sink and drainer with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, radiator, tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.

### Ground Floor WC

Opaque double glazed window to rear, low-level flush WC, hand wash basin, tiled splash back, hand towel radiator, tiled flooring.

### Lounge

5.43m > 2.67m (17' 10" > 8' 9") x 4.89m > 3.1m (16' 1" > 10' 2") Double glazed windows to front with integrated blinds, hardwood door to front opening into hallway, radiator, built in under-stairs storage cupboard, wooden flooring.



### Conservatory

3.76m x 2.92m (12' 4" x 9' 7") Double glazed windows throughout, radiator, wooden flooring, double doors to side opening to rear garden, hardwood door to other side opening into:

### Integral Garage

5.3m x 2.68m (17' 5" x 8' 10") Metal up and over door to front, power and lighting, hardwood door to rear opening into shed.

## FIRST FLOOR

### Landing

Loft hatch to ceiling, fitted carpet.

### Bedroom One

3.51m x 3.27m (11' 6" x 10' 9") Into fitted wardrobes, double glazed windows to front, fitted wardrobes with sliding mirror doors, radiator, fitted carpet.

### Ensuite Bathroom

Comprising opaque double glazed window to rear, low-level flush WC, hand wash basin inset within base units, shower cubicle, radiator, part tiled walls, tile effect vinyl flooring.

### Bedroom Two

3.17m x 2.6m (10' 5" x 8' 6") Double glazed windows to front, built-in storage cupboard, radiator, fitted carpet.

### Bedroom Three

2.83m x 2.79m (9' 3" x 9' 2") Double glazed windows to rear, radiator, fitted carpet.

### Bathroom

2.76m x 1.87m (9' 1" x 6' 2") Opaque double glazed windows to rear, low-level flush WC, hand wash basin, panelled bath, shower, built-in storage cupboard, radiator, wood grain effect vinyl flooring.

## EXTERIOR

### Rear Garden

Approximately 60ft in width - Immediate patio area, remainder laid to lawn, timber shed, access to front via timber gate.

### Front Exterior

Part paved part laid to lawn.