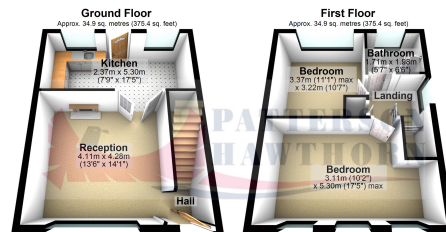


Total area: approx. 69.7 sq. metres (750.8 sq. feet)

247 EPC has produced this floor plan for information and guidance only. We endeavour to provide reliable and accurate details for sales particulars to provide purchasers with a better understanding of the property, but they should not be relied upon. Floor plans are not to scale and should not be relied upon for ordering any flooring or the purchasing of any furniture. We ask all Purchasers to verify measurements of the actual room dimensions. The dimensions provided are to be used as a guide only.

Plan produced using PlanIt.




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(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
		

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.

## Corran Way, South Ockendon

### Guide Price £325,000

- GUIDE PRICE £325,000 - £340,000
- TWO BEDROOM END OF TERRACE HOUSE
- SIDE PLOT GIVING POTENTIAL TO EXTEND (SUBJECT TO PLANNING)
- HIGHLY SOUGHT AFTER PROPERTY TYPE & LOCATION
- 17' MAIN BEDROOM, OFTEN CONVERTED INTO 2 BEDROOMS
- MULTI-CAR OFF STREET PARKING
- 50' REAR GARDEN







## **GROUND FLOOR**

### **Front Entrance**

Via composite door opening into:

### **Entrance Hall**

Mirrored storage cupboard housing electricity meter, laminate flooring, stairs to first floor, inset spotlights to ceiling, ceiling-level storage cupboard housing fuse box.

### **Reception Room**

4.28m x 4.13m (14' 1" x 13' 7") Double glazed windows to front, radiator, laminate flooring, hardwood framed double doors to rear opening into:

### **Kitchen / Diner**

5.32m x 2.38m (17' 5" x 7' 10") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl circular sink with mixer tap, space for double cooker, space and plumbing for washing machine and dishwasher, extractor hood, space for American-style fridge freezer, tiled splashbacks, tiled flooring, radiator, under stairs storage cupboard, uPVC single door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling, inset spotlights to ceiling, double glazed windows to side, airing cupboard, fitted carpet.

### **Bedroom One**

5.31m x 3.09m (17' 5" x 10' 2") Double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

### **Bedroom Two**

3.48m x 3.22m (11' 5" x 10' 7") (Max) Double glazed windows to rear, radiator, built in storage cupboard, underlay flooring



### **Shower Room**

1.96m x 1.7m (6' 5" x 5' 7") Inset spotlights to ceiling, double glazed windows to rear, low level flush WC, hand wash basin, shower cubicle, chrome hand towel radiator, vinyl flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 50' Immediate wrap-around hardstanding area, remainder laid to lawn with raised decking to rear.

### **Side Plot**

Approximately 13' (Max) Hardstanding with access to front via timber gate.



### **Front Exterior**

Hardstanding driveway giving off street parking for four cars.